




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:00:03
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Assessment Data					Primary Image																																																																																																																				
Account 660030120 Parcel ID 000000-00-0-00375-016-0010 Cadastral ID 35-20-14-06020 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 325384 KNUTSON, JAMES EDWARD 16853 E NEWTON ST TULSA OK 74116-0000 Parcel Location Situs 16853 E NEWTON ST Subdivision HIGHLAND ACRES Lot/Block 0010 / 0016 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-1\IMG_0046. 6/1/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.17372058 -95.78946786 LOT 10 BLOCK 16 HIGHLAND ACRES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2948 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 12,842.00 x 2.45 = 31,463 Factor Value Adjustments 1.0000 Lot Value 31,463		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-1\IMG_0046. 6/1/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,501 / 1,501
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	280 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1958 / 41

Cost Approach		Manual : 01/2025	
Base Cost	114.95	Total Misc Impr	+ 1,783
Roofing Adj	+ 6.41	Garage Cost	+ 15,806
Subfloor Adj	+ 0.00	Total RCN	= 232,157
Heat/Cool Adj	+ 16.31	Depreciation (47%)	- 109,114
Plumbing Adj	+ 5.28	Lump Sums	+ 3,285
Basement Adj	+ 0.00	RCNLD	= 126,328
Adj Base Cost	= 142.95	Lot Value	+ 31,463
Total Area	x 1,501	Indicated Value	= 157,791
Adjusted Cost	= 214,568	Value Per SqFt	105.12

GRM Approach			
GRM Code			
Gross Rent		0.00	
Indicated Value			
Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	184,896	123.18	Per SqFt
Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	2		
Indicated Value	150,560		Per SqFt
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,328		
Lot Value	31,463		
Indicated Value	157,791	105.12	Per SqFt
Agland Value			
Site Improvements	4,667		
Total Value	162,458	108.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71906	9x6		54	33.02		1,783
WODO	Wood Deck - Open	150224	12x8		96	34.22		3,285



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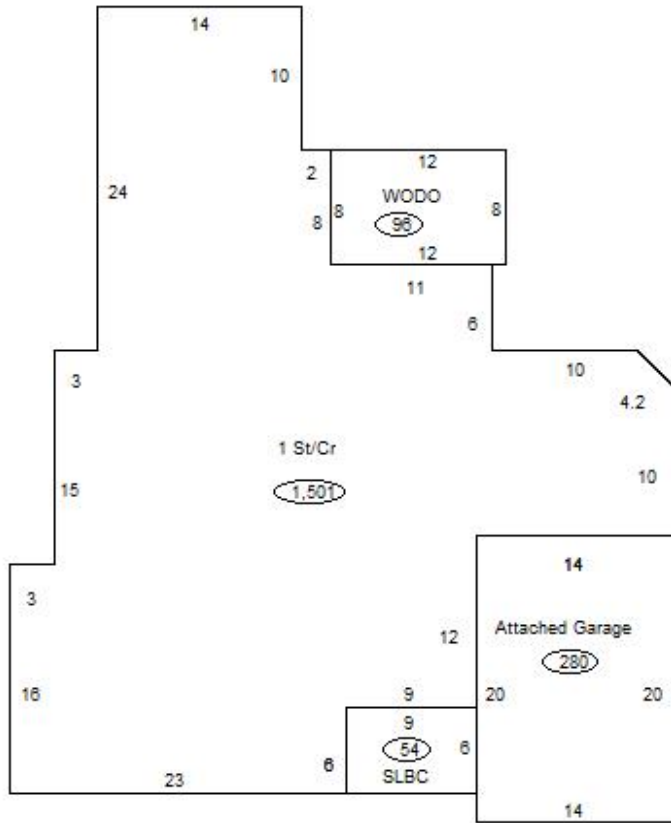
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Sketch Image

660030120



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,501	1.000	1,501
2	G	1		13	Attached Garage	280	1.000	280
3	M	PRCH		13	SLBC	54	1.000	54
4	M	WODO		13	WODO	96	1.000	96
Total Building Area						1,501		1,501



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		10x12x7	Plank	Composition Shingle	120
Qual	3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	436	2,680

PCPT	Carport - Portable		12x20x8	Gravel	Formed Metal	240
Qual	2	Cond 3	Year 2022	Eff Age 3		

Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
Base Cost (3.91 x 240)	938		938	103	835

PATO	Patio - Open		10x12x6	Concrete		120
Qual	3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (11.29 x 120)	1,355		1,355	203	1,152