




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:33:23  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030134 <b>Parcel ID</b> 000000-00-0-00375-018-0001 <b>Cadastral ID</b> 35-20-14-06160 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 316744 GONZO ENTERPRISES LLC  1115 N 171ST E AVE TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 01214 N 169TH E AVE <b>Subdivision</b> HIGHLAND ACRES <b>Lot/Block</b> 0001 / 0018 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 35 / 20 / 14 / 5 <b>Neighborhood</b> 1045 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-1\IMG_0103. 6/2/2021</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1045 #1	
Lot Size			
Lot Count			
Units Buildable	2		
Non-Ag Acres	0.315		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	13,721.00 x 2.45 = 33,616		
Factor Value			
Adjustments	1.0000		
Lot Value	33,616		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Plywood or Ha
Base/Total Area	1,410 / 1,410
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,410
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	436 Attached Garage - Finished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	170,561	120.97	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	196,010		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.21	Total Misc Impr	+ 1,206
Roofing Adj	+ 4.40	Garage Cost	+ 15,552
Subfloor Adj	+ -1.15	Total RCN	= 179,571
Heat/Cool Adj	+ 11.47	Depreciation ( 30%)	- 53,871
Plumbing Adj	+ 6.54	Lump Sums	+ 22,235
Basement Adj	+ 0.00	RCNLD	= 147,935
Adj Base Cost	= 115.47	Lot Value	+ 33,616
Total Area	x 1,410	Indicated Value	= 181,551
Adjusted Cost	= 162,813	Value Per SqFt	128.76

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,935		
Lot Value	33,616		
Indicated Value	181,551	128.76	Per SqFt
Agland Value			
Site Improvements	1,560		
Total Value	183,111	129.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71929	10x5		50	24.11		1,206
WODC	Wood Deck - Covered	71930	18x18		324	28.11		9,108
GRDT	Garage - Detached	179035	24x24		576	22.79		13,127



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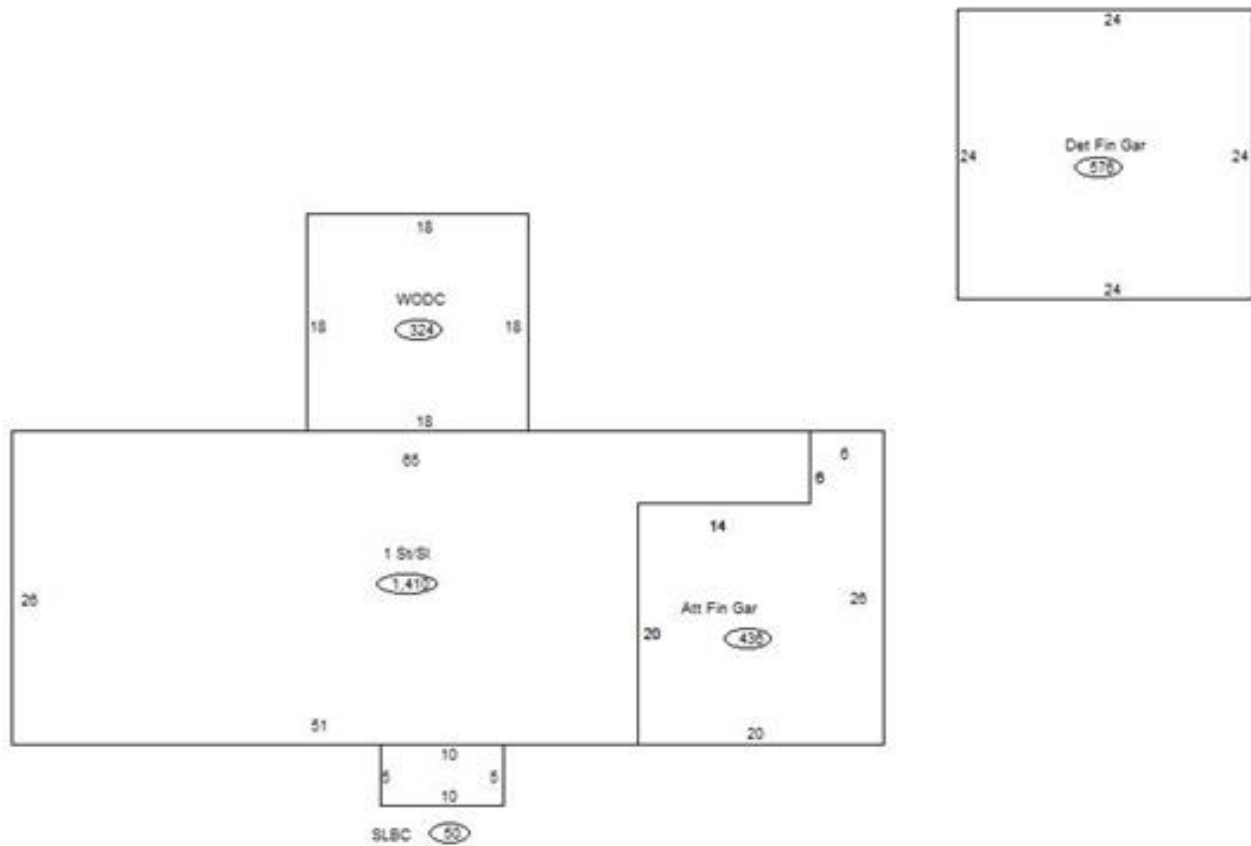
Date 04/16/2026

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### Sketch Image

660030134



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,410	1.000	1,410
2	G	5		13	Att Fin Gar	436	1.000	436
3	M	PRCH		13	SLBC	50	1.000	50
4	M	WODC		13	WODC	324	1.000	324
5	G	6		13	Det Fin Gar	576	1.000	576
<b>Total Building Area</b>						<b>1,410</b>		<b>1,410</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Plank	Galvanized Metal	80
	Qual 2	Cond 2	Year 2022	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (24.08 x 80)	1,926		366	1,560