




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:33:32  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030157 <b>Parcel ID</b> 000000-00-0-00375-020-0006 <b>Cadastral ID</b> 35-20-14-06390 <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> 310732 SMITH, HEATHER N & CASEY R  1215 N 170TH E AVE TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 01215 N 170TH E AVE <b>Subdivision</b> HIGHLAND ACRES <b>Lot/Block</b> 0006 / 0020 <b>Parcel Size</b> 1 - 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\C\Users\rln\Pictures\2017-03-07 03-07-17\03-07-17 069.J 3/14/2017</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.17329034 -95.78715211																																																																																																																									
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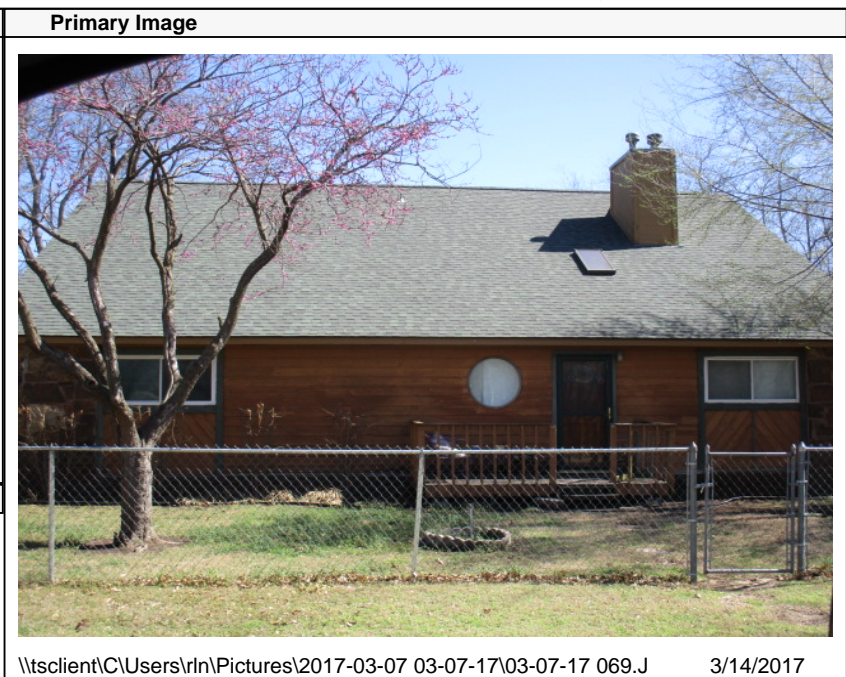
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Lot Data		Square-Foot - NBHD 1045 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2911		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	12,680.00 x 2.45 = 31,066		
Factor Value			
Adjustments	1.0000		
Lot Value	31,066		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	15% Veneer, Stone 85% Frame, Plywood or Hardt
Base/Total Area	768 / 1,412
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	768
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	704 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1979 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	175,322	124.17	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	211,760 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.84	Total Misc Impr	+ 10,722				
Roofing Adj	+ 2.79	Garage Cost	+ 22,718				
Subfloor Adj	+ -0.73	Total RCN	= 188,633				
Heat/Cool Adj	+ 11.47	Depreciation ( 36%)	- 67,908				
Plumbing Adj	+ 12.54	Lump Sums	+ 1,359				
Basement Adj	+ 0.00	RCNLD	= 122,084				
Adj Base Cost	= 109.91	Lot Value	+ 31,066				
Total Area	x 1,412	Indicated Value	= 153,150				
Adjusted Cost	= 155,193	Value Per SqFt	108.46				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,084		
Lot Value	31,066		
Indicated Value	153,150	108.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	153,150	108.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2005	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	71989	20x12		240	23.44		5,626
WODO	WOOD DECK - OPEN	71990	12x6		72	26.97	30%	1,359



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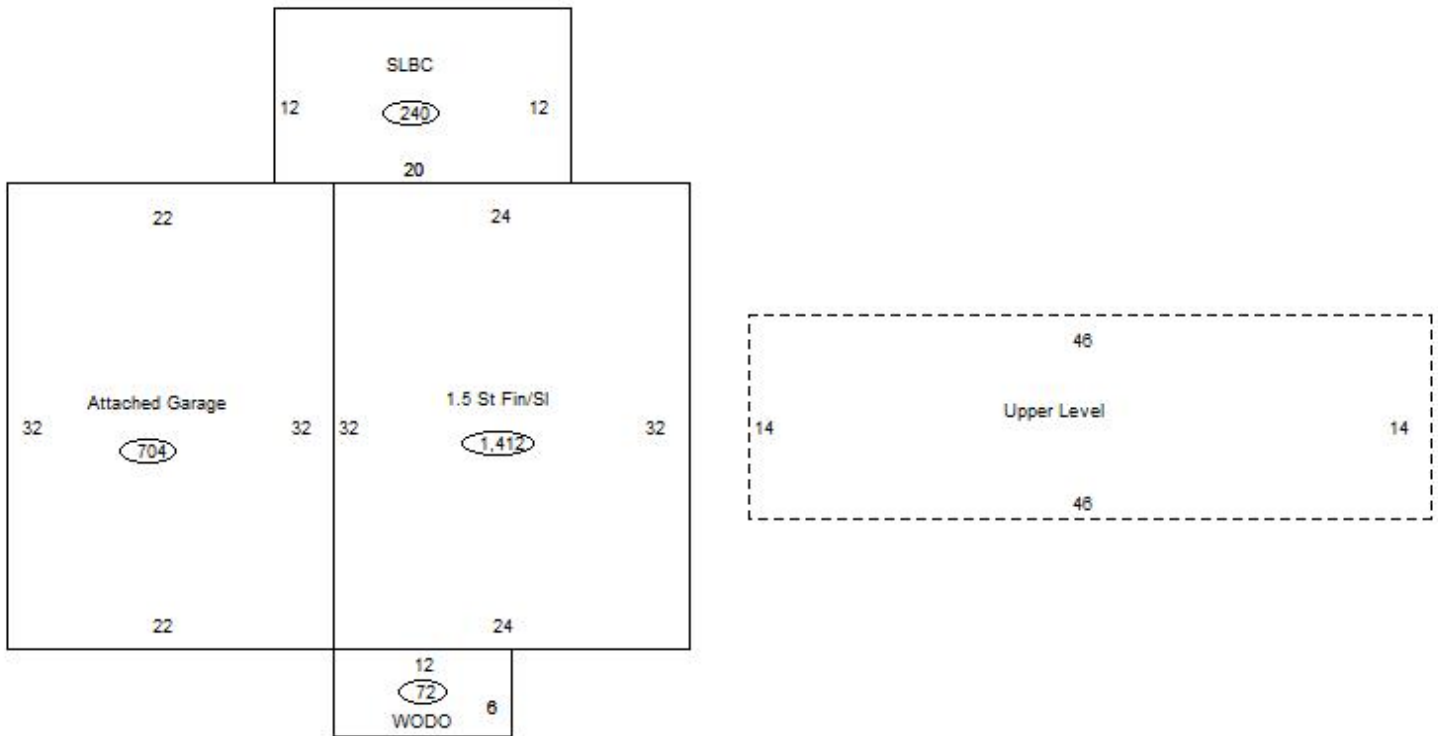
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Sketch Image

660030157



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	768	1.839	1,412
2	G	1		13	Attached Garage	704	1.000	704
3	M	PRCH		13	SLBC	240	1.000	240
4	M	WODO		13	WODO	72	1.000	72
5	U	^UL	Overhang	13	Upper Level	644	1.000	644
<b>Total Building Area</b>						768		1,412



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
----------------	------	-------------	------------	-------	---------	-------------

STF	STG FAIR (PORTABLE) NO PHOTO	0x0x0				
<b>Qual</b>	<b>Cond</b>	<b>Year</b>		<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )				

STF	STG FAIR (PORTABLE) (NO PHOTO)	0x0x0				
<b>Qual</b>	<b>Cond</b>	<b>Year</b>		<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )				

PCPT	Carport - Portable (NO PHOTO)	0x0x0				
<b>Qual</b>	<b>Cond</b>	<b>Year</b>		<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.61 x )				