




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660030159 Parcel ID 000000-00-0-00375-021-0002 Cadastral ID 35-20-14-06410 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 327665 COX, ROY JOE &/OR CAROLYN LEE &/OR JORDAN MICHELLE JERNEGAN 1214 N 172ND E AVE TULSA OK 74116-0000 Parcel Location Situs 01214 N 172ND E AVE Subdivision HIGHLAND ACRES Lot/Block 0002 / 0021 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2017-03-07 03-07-17\03-07-17 076.J 3/14/2017</p>														
Legal Description Lat/Long: 36.17304213 -95.78557486																			
LOT 2 BLOCK 21 HIGHLAND ACRES					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	COX, ROY J &	05/20/2019	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	0		Land Value 32,693	21,835	11%	2,402	Assessed	10,783	1,150.11										
Year Frozen	2021		Improvements 114,084	76,194		8,381	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-107.00										
TIF Project ID	0		Total Value 146,777	98,029		10,783	Total Taxable	9,783	1,043.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660030159	COX, ROY JOE &/OR CAROLYN LEE &/OR			1	112,372	1000	9,783	1,043.00										
2024	2024-660030159	COX, ROY JOE &/OR CAROLYN LEE &/OR			1	118,031	1000	9,783	1,032.00										
2023	2023-660030159	COX, ROY JOE &/OR CAROLYN LEE &/OR			1	108,537	1000	9,783	1,004.00										
2022	2022-660030159	COX, ROY JOE &/OR CAROLYN LEE &/OR			1	95,174	1000	9,469	950.00										
2021	2021-660030159	COX, ROY JOE &/OR CAROLYN LEE &/OR			1	106,325	1000	10,560	929.00										
2020	2020-660030159	COX, ROY JOE &/OR CAROLYN LEE &/OR			1	104,501	1000	10,224	906.00										
2019	2019-660030159	COX, ROY JOE &/OR CAROLYN LEE &/OR			1	99,063	1000	9,897	889.00										
2018	2018-660030159	COX, ROY J &			1	100,872	1000	9,586	856.00										
2017	2017-660030159	COX, ROY J &			1	99,994	1000	9,279	838.00										
2016	2016-660030159	COX, ROY J &			1	97,185	1000	8,979	799.00										
2015	2015-660030159	COX, ROY J &			1	93,089	1000	8,688	777.00										
2014	2014-660030159	COX, ROY J &			1	93,929	1000	8,406	760.00										
2013	2013-660030159	COX, ROY J &			1	88,537	1000	8,132	728.00										



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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		<p>\\tsclient\C\Users\rln\Pictures\2017-03-07 03-07-17\03-07-17 076.J 3/14/2017</p>
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3063	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,344.00 x 2.45 = 32,693	
Factor Value		
Adjustments	1.0000	
Lot Value	32,693	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,448 / 1,848
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,448
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	373 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 50

Cost Approach				Manual : 01/2025			
Base Cost	100.96	Total Misc Impr	+ 8,087				
Roofing Adj	+ 5.08	Garage Cost	+ 19,642				
Subfloor Adj	+ -3.95	Total RCN	= 245,848				
Heat/Cool Adj	+ 7.92	Depreciation (55%)	- 135,216				
Plumbing Adj	+ 8.02	Lump Sums	+ 3,452				
Basement Adj	+ 0.00	RCNLD	= 114,084				
Adj Base Cost	= 118.03	Lot Value	+ 32,693				
Total Area	x 1,848	Indicated Value	= 146,777				
Adjusted Cost	= 218,119	Value Per SqFt	79.42				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	224,173	121.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	76,050		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,084		
Lot Value	32,693		
Indicated Value	146,777	79.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	146,777	79.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	71994	17x6		102	33.84		3,452
PRCH	SLAB PORCH - COVERED	71995	21x12		252	32.09		8,087



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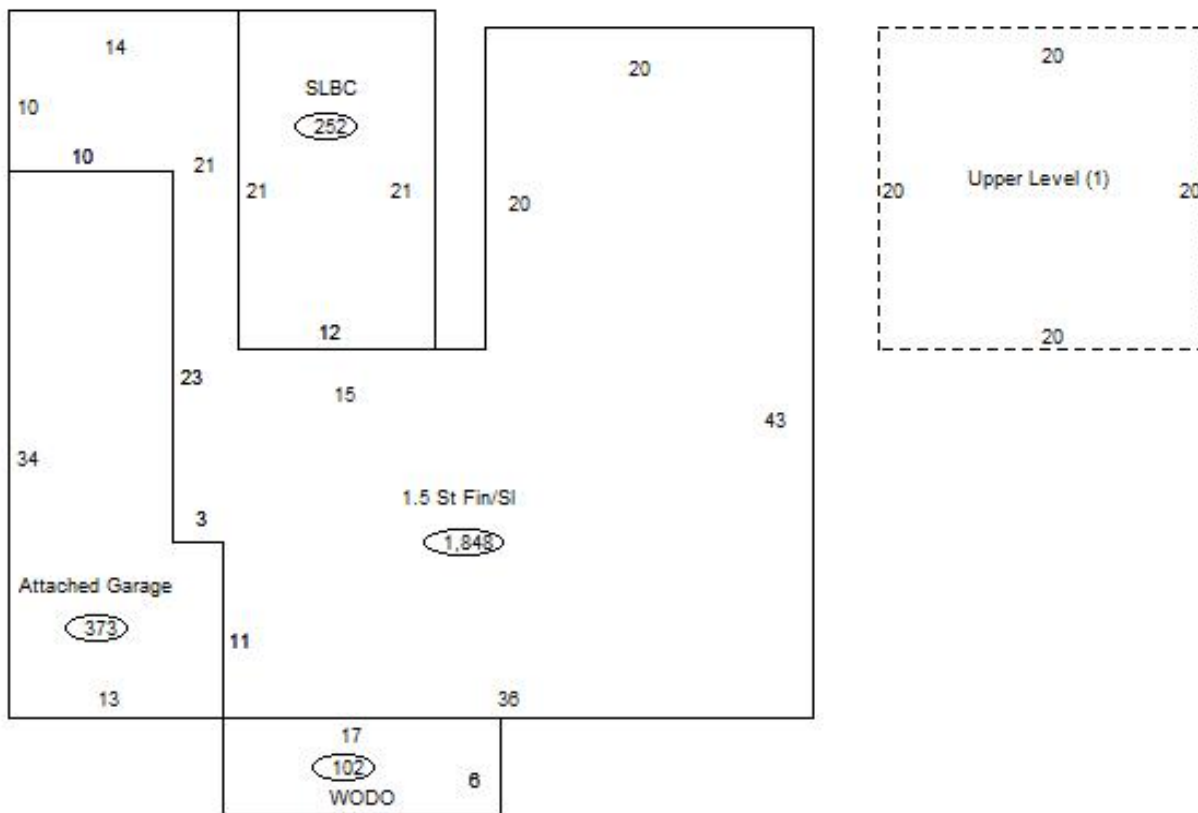
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Sketch Image

660030159



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	1,448	1.276	1,848
2	G	1		13	Attached Garage	373	1.000	373
3	M	WODO		13	WODO	102	1.000	102
4	M	PRCH		13	SLBC	252	1.000	252
5	U	^UL		13	Upper Level (1)	400	1.000	400
Total Building Area						1,448		1,848