



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:33:45  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030200 <b>Parcel ID</b> 000000-00-0-00375-024-0015 <b>Cadastral ID</b> 35-20-14-06810 <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> 01143 N 171ST E AVE <b>Subdivision</b> HIGHLAND ACRES <b>Lot/Block</b> 0015 / 0024 <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\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-8\IMG_0018. 6/8/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.17163045 -95.78599548																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2908 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 12,669.00 x 2.45 = 31,039 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 31,039		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-8\IMG_0018. 6/8/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% Two Story
<b>Exterior Wall</b>	100% Frame, Plywood or Hardboard
<b>Base/Total Area</b>	1,226 / 2,452
<b>Style</b>	100% Two Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	360 Detached Garage - Finished
<b>Remodel</b>	FULL -
<b>Year/Eff Age</b>	1990 / 14

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	65.78	<b>Total Misc Impr</b>	+ 5,325	<b>Roofing Adj</b>	+ 2.08	<b>Garage Cost</b>	+ 12,190
<b>Subfloor Adj</b>	+ 1.20	<b>Total RCN</b>	= 228,044	<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 18%)</b>	- 41,048
<b>Plumbing Adj</b>	+ 6.50	<b>Lump Sums</b>	+ 6,724	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 193,720
<b>Adj Base Cost</b>	= 85.86	<b>Lot Value</b>	+ 31,039	<b>Total Area</b>	x 2,452	<b>Indicated Value</b>	= 224,759
		<b>Value Per SqFt</b>	91.66	<b>Adjusted Cost</b>	= 210,529		

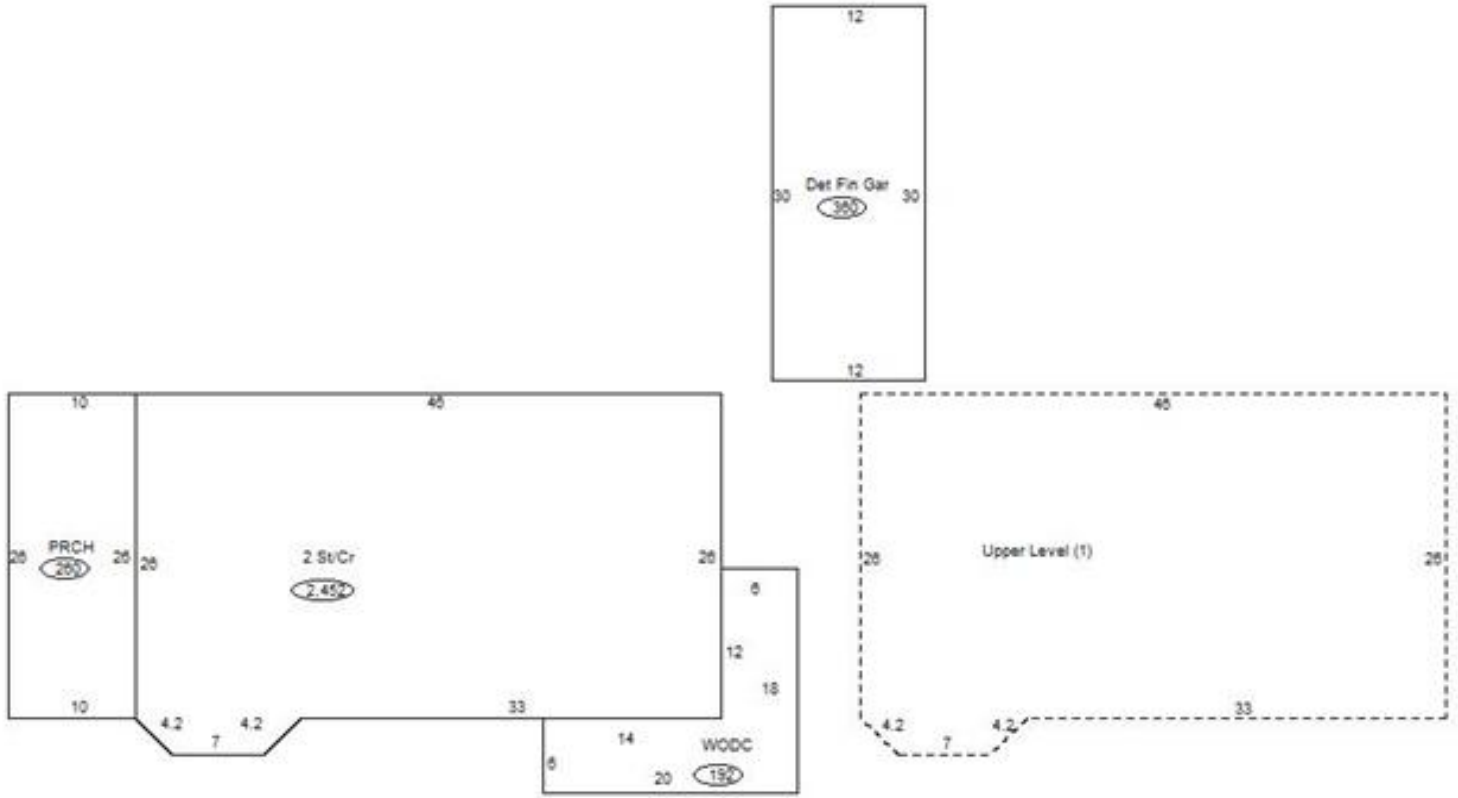
GRM Approach			
<b>GRM Code</b>		<b>Gross Rent</b>	0.00
<b>Indicated Value</b>			
Multiple Regression			
<b>MRA Code</b>	1 Test	<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	190,208	<b>Per SqFt</b>	77.57
Direct Comparables			
<b>Selection Model</b>	A Adam Test	<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	3	<b>Indicated Value</b>	132,770
		<b>Per SqFt</b>	
Value Reconciliation			
<b>Selected Approach</b>	Cost Approach	<b>Improvements</b>	193,720
<b>Lot Value</b>	31,039	<b>Indicated Value</b>	224,759
		<b>Per SqFt</b>	91.66
<b>Agland Value</b>		<b>Site Improvements</b>	893
<b>Total Value</b>	225,652	<b>Total Value Per SqFt</b>	92.03

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODC	Wood Deck - Covered	72067	192		192	35.02	6,724
PRCH	Porch	179114	26x10		260	20.48	5,325



Sketch Image

660030200



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	13	2 St/Cr	1,226	2.000	2,452
2	M	WODC		13	WODC	192	1.000	192
3	U	^UL		13	Upper Level (1)	1,226	1.000	1,226
4	M	PRCH		13	PRCH	260	1.000	260
5	G	6		13	Det Fin Gar	360	1.000	360
<b>Total Building Area</b>						1,226		2,452



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Concrete	Formed Metal	360
	<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12	

Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD
Base Cost (5.28 x 360)	1,901		1,901	1,008	893



PCPT	Carport - Portable	0x0x0			
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

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