



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:33:59
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Assessment Data					Primary Image																																																																																																																				
Account 660030234 Parcel ID 000000-00-0-00375-026-0013 Cadastral ID 35-20-14-07150 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 176394 CASTLEMAN, DOROTHY TRUSTEE CASTLEMAN TRUST 1145 N 169TH E AVE TULSA OK 74116-0000																																																																																																																									
Parcel Location Situs 01145 N 169TH E AVE Subdivision HIGHLAND ACRES Lot/Block 0013 / 0026 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.17090912 -95.78827064 LOT 13 BLOCK 26 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																																																																																																											
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3957	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,236.00 x 2.45 = 42,228	
Factor Value		
Adjustments	1.0000	
Lot Value	42,228	

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,608 / 1,608
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,608
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 47

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,621	106.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	107,260		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	125.71	Total Misc Impr	+ 21,948
Roofing Adj	+ 6.19	Garage Cost	+ 0
Subfloor Adj	+ -4.85	Total RCN	= 260,414
Heat/Cool Adj	+ 16.31	Depreciation (52%)	- 135,415
Plumbing Adj	+ 4.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 124,999
Adj Base Cost	= 148.30	Lot Value	+ 42,228
Total Area	x 1,608	Indicated Value	= 167,227
Adjusted Cost	= 238,466	Value Per SqFt	104.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,999		
Lot Value	42,228		
Indicated Value	167,227	104.00	Per SqFt
Agland Value			
Site Improvements	1,934		
Total Value	169,161	105.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	72107	12x7		84	32.93		2,766
PRCH	SLAB PORCH - COVERED	72108	144		144	32.60		4,694



Rogers

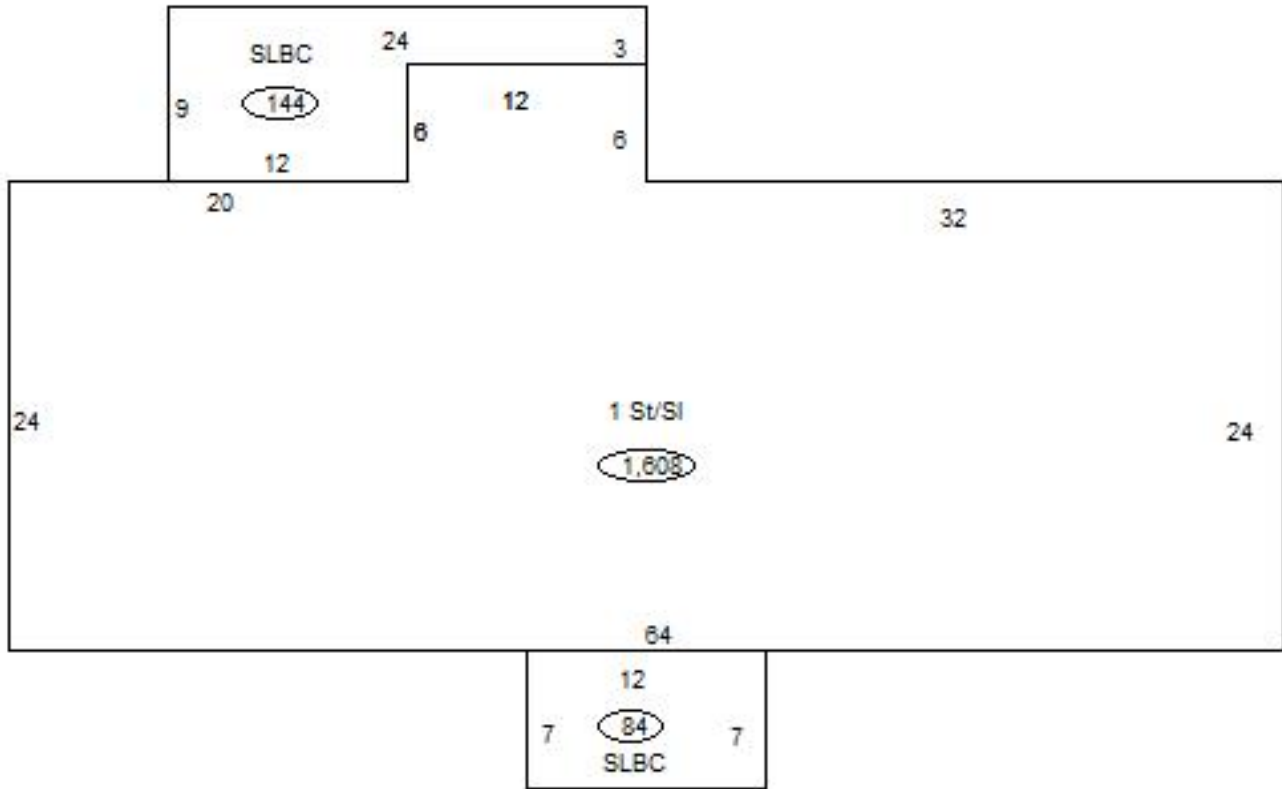
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Sketch Image

660030234



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,608	1.000	1,608
2	M	PRCH		13	SLBC	84	1.000	84
3	M	PRCH		13	SLBC	144	1.000	144
Total Building Area						1,608		1,608



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Gravel	Formed Metal	360
	Qual	3 Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD	
Base Cost (4.38 x 360)		1,577		1,577	1,246	331
SHDS	Shed - Small		8x10x6	Plank	Composition Shingle	80
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (29.68 x 80)		2,374		2,374	1,401	973
SHDS	Shed - Small		8x12x6	Plank	Galvanized Metal	96
Qual	2	Cond 2	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
Base Cost (21.88 x 96)		2,100		2,100	1,470	630