



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 10:12:31  
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Assessment Data					Primary Image									
Account	660030244				No Image On File									
Parcel ID	000000-00-0-00375-027-0005													
Cadastral ID	35-20-14-07250													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	176524													
MANLEY, FREDERICK & CYNTHIA														
1150 N 169TH E AVE TULSA OK 74116-0000														
<b>Parcel Location</b>														
<b>Situs</b>														
Subdivision	HIGHLAND ACRES													
Lot/Block	0005 / 0027	Parcel Size	1 - Lots											
Sec/Twn/Rng	35 / 20 / 14 / 5													
Neighborhood	1045 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.17123257 -95.78892861														
<b>Building Permits</b>														
LOT 5 BLOCK 27 HIGHLAND ACRES														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	42,755	6,406	11%	705	Assessed	705	75.20					
Year Frozen	0	Improvements	0	0	0	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	42,755	6,406	705	Total Taxable	705	75.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660030244	MANLEY, FREDERICK & CYNTHIA			1	42,755	0	671	72.00					
2024	2024-660030244	MANLEY, FREDERICK & CYNTHIA			1	42,755	0	639	67.00					
2023	2023-660030244	MANLEY, FREDERICK			1	18,750	0	609	63.00					
2022	2022-660030244	MANLEY, FREDERICK			1	7,500	0	580	58.00					
2021	2021-660030244	MANLEY, FREDERICK			1	7,500	0	552	49.00					
2020	2020-660030244	MANLEY, FREDERICK			1	7,500	0	526	47.00					
2019	2019-660030244	MANLEY, FREDERICK			1	7,500	0	501	45.00					
2018	2018-660030244	MANLEY, FREDERICK			1	5,250	0	477	43.00					
2017	2017-660030244	MANLEY, FREDERICK			1	5,250	0	455	41.00					
2016	2016-660030244	MANLEY, FREDERICK			1	5,250	0	433	39.00					
2015	2015-660030244	MANLEY, FREDERICK			1	3,750	0	413	37.00					
2014	2014-660030244	MANLEY, FREDERICK			1	3,750	0	413	37.00					
2013	2013-660030244	MANLEY, FREDERICK			1	3,750	0	413	37.00					



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Lot Data		Square-Foot - NBHD 1045 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.4006							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	17,451.00 x 2.45 = 42,755			<b>GRM Approach</b>				
Factor Value				GRM Code				
Adjustments	1.0000			Gross Rent 0.00				
Lot Value	42,755			Indicated Value				
<b>Residential Data</b>				<b>Multiple Regression</b>				
Type				MRA Code				
Condition	3 - Average			Adusted R				
Quality	-			Indicated Value				
Architecture				<b>Direct Comparables</b>				
Style				Selection Model A Adam Test				
Exterior Wall				Adjustment Model 1 2022 Residential				
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				<b>Value Reconciliation</b>				
Roof Cover				Selected Approach Cost Approach				
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value 42,755				
Bed/F/H Bath / /				Indicated Value 42,755 0.00 Per SqFt				
Basement Area				Agland Value				
Garage Type				Site Improvements				
Remodel				Total Value 42,755 0.00 Total Value Per SqFt				
Year/Eff Age /								
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 42,755					
Total Area	x	Indicated Value	= 42,755					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value