




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:34:11
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660030291 Parcel ID 000000-00-0-00375-029-0017 Cadastral ID 35-20-14-07720 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 348638 O'BRIEN, SARAH KATE 1169 N 166TH E AVE TULSA OK 74116-0000 Parcel Location Situs 01169 166TH ST Subdivision HIGHLAND ACRES Lot/Block 0017 / 0029 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-9\IMG_0072. 6/10/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.17213935 -95.79150138 LOT 17 BLOCK 29 HIGHLAND ACRES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2771	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,072.00 x 2.45 = 29,576	
Factor Value		
Adjustments	1.0000	
Lot Value	29,576	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,036 / 1,036
Style	100% One Story
HVAC	100% Warmed & Cooled Air Wall Air Conditioners
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	106,162	102.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	109,920		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,051		
Lot Value	29,576		
Indicated Value	96,627	93.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	96,627	93.27	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.83	Total Misc Impr	+	678			
Roofing Adj	+ 4.46	Garage Cost	+	10,613			
Subfloor Adj	+ 2.63	Total RCN	=	136,699			
Heat/Cool Adj	+ 10.30	Depreciation (54%)	-	73,817			
Plumbing Adj	+ 4.83	Lump Sums	+	4,169			
Basement Adj	+ 0.00	RCNLD	=	67,051			
Adj Base Cost	= 121.05	Lot Value	+	29,576			
Total Area	x 1,036	Indicated Value	=	96,627			
Adjusted Cost	= 125,408	Value Per SqFt		93.27			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72167	8x4		32	21.19		678
WODO	Wood Deck - Open	150246	15x15		225	18.53		4,169



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Sketch Image

660030291



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,036	1.000	1,036
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	32	1.000	32
4	M	WODO		13	WODO	225	1.000	225
Total Building Area						1,036		1,036