



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:05:04
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660030294 Parcel ID 000000-00-0-00375-030-0002 Cadastral ID 35-20-14-07750 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 283820 LAMBERT, KARLA EDENS 1168 N 166 E AVE TULSA OK 74116-0000 Parcel Location Situs 01168 N 166TH E AVE Subdivision HIGHLAND ACRES Lot/Block 0002 / 0030 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_0082. 6/10/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.17215962 -95.79218187 LOT 2 BLOCK 30 HIGHLAND ACRES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1045 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2836		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	12,356.00 x 2.45 = 30,272		
Factor Value			
Adjustments	1.0000		
Lot Value	30,272		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	864 / 864
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 58

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	114,165	132.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	36,270		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.80	Total Misc Impr	+	0			
Roofing Adj	+ 5.31	Garage Cost	+	13,896			
Subfloor Adj	+ 2.59	Total RCN	=	125,222			
Heat/Cool Adj	+ 10.30	Depreciation (65%)	-	81,394			
Plumbing Adj	+ 10.85	Lump Sums	+	7,495			
Basement Adj	+ 0.00	RCNLD	=	51,323			
Adj Base Cost	= 128.85	Lot Value	+	30,272			
Total Area	x 864	Indicated Value	=	81,595			
Adjusted Cost	= 111,326	Value Per SqFt		94.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	51,323		
Lot Value	30,272		
Indicated Value	81,595	94.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	81,595	94.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	133977	24x10		240	31.23		7,495



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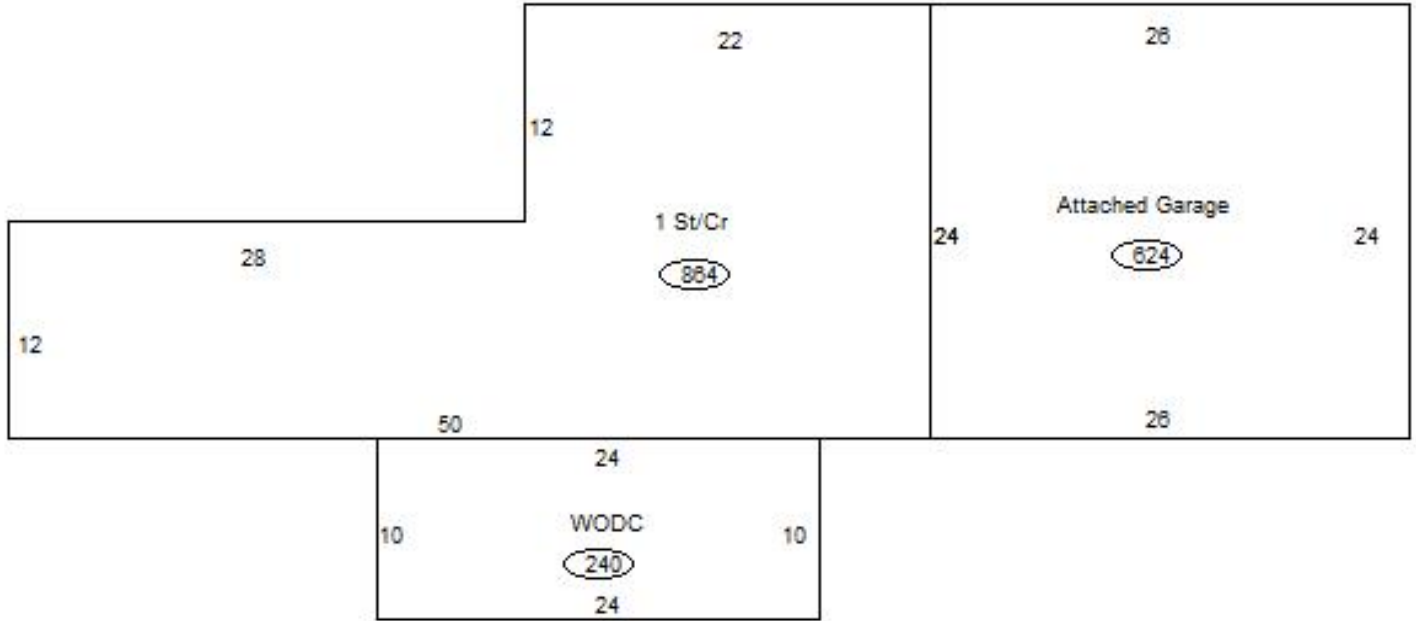
Date 04/16/2026

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Sketch Image

660030294



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	864	1.000	864
2	G	1		13	Attached Garage	624	1.000	624
3	M	WODC		13	WODC	240	1.000	240
Total Building Area						864		864