



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660030362 Parcel ID 20N14E-35-1-00000-000-0000 Cadastral ID 35-20-14-11100 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 254404 BUCHANAN, ROBERT 17502 E OKLAHOMA TULSA OK 74116-0000 Parcel Location Situs 17502 E OKLAHOMA ST Subdivision Lot/Block / Parcel Size 1.37 - Acres Sec/Twn/Rng 35 / 20 / 14 / 1 Neighborhood 2014 - UNPLATTED T20 & 21 OF R14 School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.17489505 -95.78107161 PT S2 NE NE BEG: NE/C S2 NE SE W 345' TO POB, W 254', S 241' E 237', N 57-24E 20.42' N 230' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size Lot Count Units Buildable 1.37 Non-Ag Acres 1.3044 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 56,818.00 x 1.19 = 67,689 Factor Value Adjustments 1.0000 Lot Value 67,689		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-10\IMG_008I 6/10/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Stucco
Base/Total Area	2,266 / 4,294
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,266
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	720 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1974 / 31

Cost Approach		Manual : 01/2025	
Base Cost	99.97	Total Misc Impr	+ 49,290
Roofing Adj	+ 3.31	Garage Cost	+ 43,682
Subfloor Adj	+ -2.44	Total RCN	= 633,028
Heat/Cool Adj	+ 17.38	Depreciation (39%)	- 246,881
Plumbing Adj	+ 7.55	Lump Sums	+ 20,104
Basement Adj	+ 0.00	RCNLD	= 406,251
Adj Base Cost	= 125.77	Lot Value	+ 67,689
Total Area	x 4,294	Indicated Value	= 473,940
Adjusted Cost	= 540,056	Value Per SqFt	110.37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	590,310	137.47	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	406,251		
Lot Value	67,689		
Indicated Value	473,940	110.37	Per SqFt
Agland Value			
Site Improvements	30,600		
Total Value	504,540	117.50	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	7,721.18		7,721
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PRCH	SLAB PORCH - COVERED	72247	32x20		640	34.06		21,798
PATO	SLAB PORCH - OPEN	72248	1057		1,057	11.40		12,050
BALW	BALCONY - WOOD	118390	75x12	2013	900	37.23	40%	20,104



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PATC	Patio - Covered		26x22x8	Concrete		572
Qual	6	Cond 4	Year 2013	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD	
Base Cost (22.45 x 572)		12,841		12,841	5,650	7,191
SHDS	Shed - Small		10x16x7	Plank	Composition Shingle	160
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
Base Cost (24.52 x 160)		3,923		3,923	1,805	2,118
SHDS	Shed - Small		0x0x0	Plank	Composition Shingle	304
Qual	4	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
Base Cost (22.86 x 304)		6,949		17,227	7,924	9,303
Interior Finish (Residential)		Finished Area	Fixture Count			10,278
WODO	Wood Deck - Open		0x0x0	Plank		32
Qual	4	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD	
Base Cost (38.27 x 32)		1,225		1,225	662	563
SPLG	Swimming Pool - In Ground		14x34x0	Concrete		476
Qual	3	Cond 5	Year 2000	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD	
Base Cost (52.18 x 476)		24,838		24,838	13,413	11,425