



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:12:44  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660050695 <b>Parcel ID</b> 000000-00-0-00609-006-0010 <b>Cadastral ID</b> 34-20-14-02205 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 325013 LENTZ, PATSY A  1320 N 147TH E AVE TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 01320 N 147TH E AVE <b>Subdivision</b> PONDEROSA ESTATES <b>Lot/Block</b> 0010 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 20 / 14 / 5 <b>Neighborhood</b> 1045 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660050695_001.JPG 10/2/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.17380873 -95.81280866 LOT 10 BLOCK 6 PONDEROSA ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1045 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.5179							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	22,559.00 x 2.45 = 55,270							
Factor Value								
Adjustments	1.0000							
Lot Value	55,270							
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	3 - Average							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl							
Base/Total Area	1,456 / 1,456							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,456							
Fixture/RghIn	16 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	462 Attached Garage - Finished 2 Stalls							
Remodel								
Year/Eff Age	2002 / 18							
<b>Cost Approach</b>								
<b>Manual : 01/2025</b>								
Base Cost	110.03	Total Misc Impr	+	4,868				
Roofing Adj	+ 5.01	Garage Cost	+	18,817				
Subfloor Adj	+ -2.36	Total RCN	=	228,355				
Heat/Cool Adj	+ 12.64	Depreciation ( 20%)	-	45,671				
Plumbing Adj	+ 15.25	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	182,684				
Adj Base Cost	= 140.57	Lot Value	+	55,270				
Total Area	x 1,456	Indicated Value	=	237,954				
Adjusted Cost	= 204,670	Value Per SqFt		163.43				
<b>GRM Approach</b>								
GRM Code								
Gross Rent	0.00							
Indicated Value								
<b>Multiple Regression</b>								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	232,119	159.42	Per SqFt					
<b>Direct Comparables</b>								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	4							
Indicated Value	212,030	Per SqFt						
<b>Value Reconciliation</b>								
Selected Approach	Cost Approach							
Improvements	182,684							
Lot Value	55,270							
Indicated Value	237,954	163.43	Per SqFt					
Agland Value								
Site Improvements	32,661							
Total Value	270,615	185.86	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	77076	16x6		96	26.63		2,556
PATO	SLAB PORCH - OPEN	149893	23x10		230	10.05		2,312



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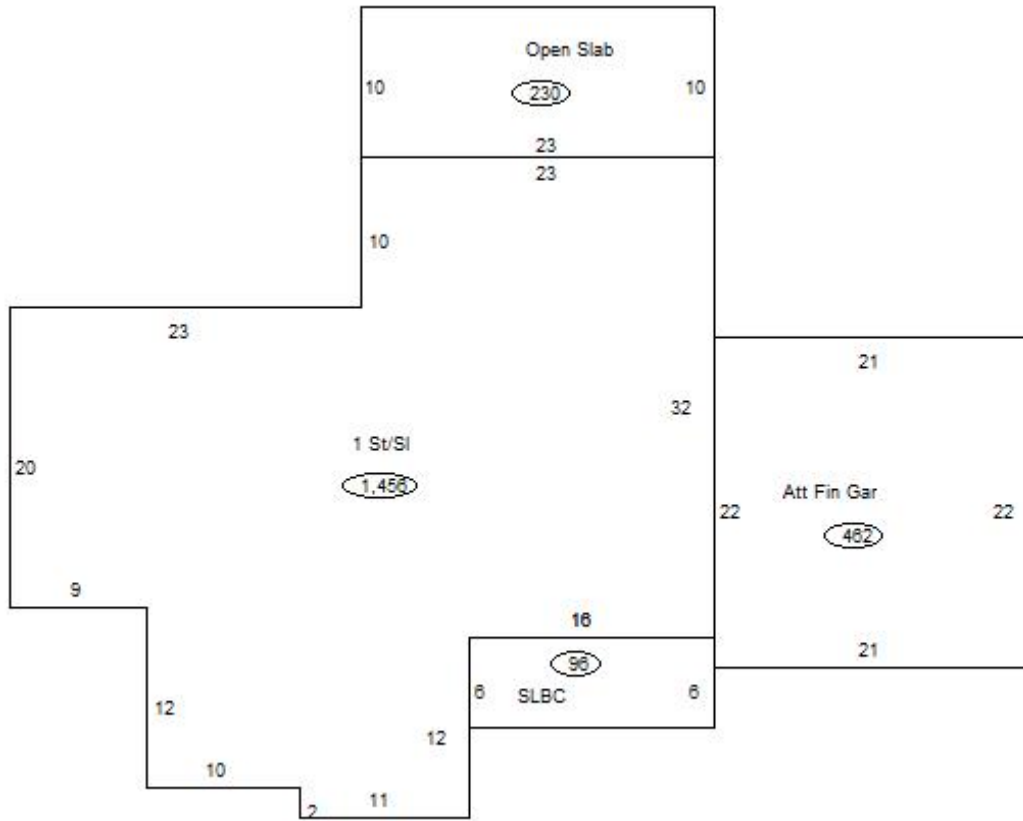
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### Sketch Image

660050695



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,456	1.000	1,456
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PATO		13	Open Slab	230	1.000	230
<b>Total Building Area</b>						1,456		1,456



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	GRDT	Garage - Detached	22x32x8	Concrete	Composition Shingle	704		
	Qual	3	Cond	3	Year	2005	Eff Age	16
	Apt Finish Area Over Garage	Area	768	Fixture Count		32,603		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (27.33 x 704)		19,240	32,603	51,843	19,182	32,661		