



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:50:25
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Assessment Data					Primary Image																																																																																																																				
Account 660056946 Parcel ID 000000-00-0-00534-001-0009 Cadastral ID 10-20-15-01315 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 275602 COWAN, DONALD LEE & MICHELLE MARIE REVOCABLE TRUST 11768 N 160TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 26219 S NEWPORT RD Subdivision NEWPORT ESTATES Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660056946 10/27/25</p> <p>660056946_003.JPG 1/13/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.23236991 -95.69582881 S2 LOT 9 & E 97.43' S2 LOT 10 & E 97.43' LOT 15 LYING NORTH CITY OF TULSA ROW, BLOCK 1 NEWPORT ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1046 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	1.9824				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	86,355.00 x .55 = 47,648				
Factor Value					
Adjustments	1.0000				
Lot Value	47,648				
Residential Data				660056946_003.JPG 1/13/2026	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	1 - Low			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% 1 1/2 Story Finished			Multiple Regression	
Exterior Wall	100% Frame, Siding, Vinyl			MRA Code 1 Test	
Base/Total Area	840 / 1,232			Adusted R 0.8445	
Style	100% 1 1/2 Story Finished			Indicated Value 63,022 51.15 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	840			Adjustment Model 1 2022 Residential	
Fixture/RghIn	6 /			Comparables	
Bed/F/H Bath	2 / 1.0 /			Indicated Value	
Basement Area				Value Reconciliation	
Garage Type				Selected Approach Cost Approach	
Remodel				Improvements 63,916	
Year/Eff Age	1986 / 30			Lot Value 47,648	
Cost Approach		Manual : 01/2025			
Base Cost	69.32	Total Misc Impr	+	3,053	
Roofing Adj	+ 2.80	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	110,200	
Heat/Cool Adj	+ 9.48	Depreciation (42%)	-	46,284	
Plumbing Adj	+ 5.37	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	63,916	
Adj Base Cost	= 86.97	Lot Value	+	47,648	
Total Area	x 1,232	Indicated Value	=	111,564	
Adjusted Cost	= 107,147	Value Per SqFt		90.56	

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	78955	17x10		170	17.96	3,053



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	840	1.467	1,232
2	M	PRCH		13	SLBC	170	1.000	170
3	U	^UL		13	Upper Level (1)	392	1.000	392
Total Building Area						840		1,232



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	20x18x8	Concrete	Formed Metal	360
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (5.62 x 360)	2,023		2,023	2,023	
	LOAF	Loafing Shed	8x10x8	Dirt	Formed Metal	80
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (7.12 x 80)	570		570	405	165