



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:40:10
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Assessment Data					Primary Image																																																																																																																				
Account 660086162 Parcel ID 23N17E-36-3-00000-000-0000 Cadastral ID 36-23-17-03420 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 285378 OSTERHOUT, CHAD E 4622 S 173RD E AVE TULSA OK 74134-7120 Parcel Location Situs 21043 E 410 RD Subdivision Lot/Block / Parcel Size 16 - Acres Sec/Twn/Rng 36 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.42527455 -95.45220229 NW SW SW & SW SW SW LESS W 264' SW SW SW																																																																																																																									
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	

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, Metal
Base/Total Area	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,800
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2011 / 11

Cost Approach		Manual : 01/2025	
Base Cost	80.70	Total Misc Impr	+ 0
Roofing Adj	+ 4.28	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 184,140
Heat/Cool Adj	+ 10.30	Depreciation (14%)	- 25,780
Plumbing Adj	+ 7.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 158,360
Adj Base Cost	= 102.30	Lot Value	+ 0
Total Area	x 1,800	Indicated Value	= 158,360
Adjusted Cost	= 184,140	Value Per SqFt	87.98



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	158,360
Lot Value	
Indicated Value	158,360 87.98 Per SqFt
Agland Value	410
Site Improvements	3,696
Total Value	162,466 90.26 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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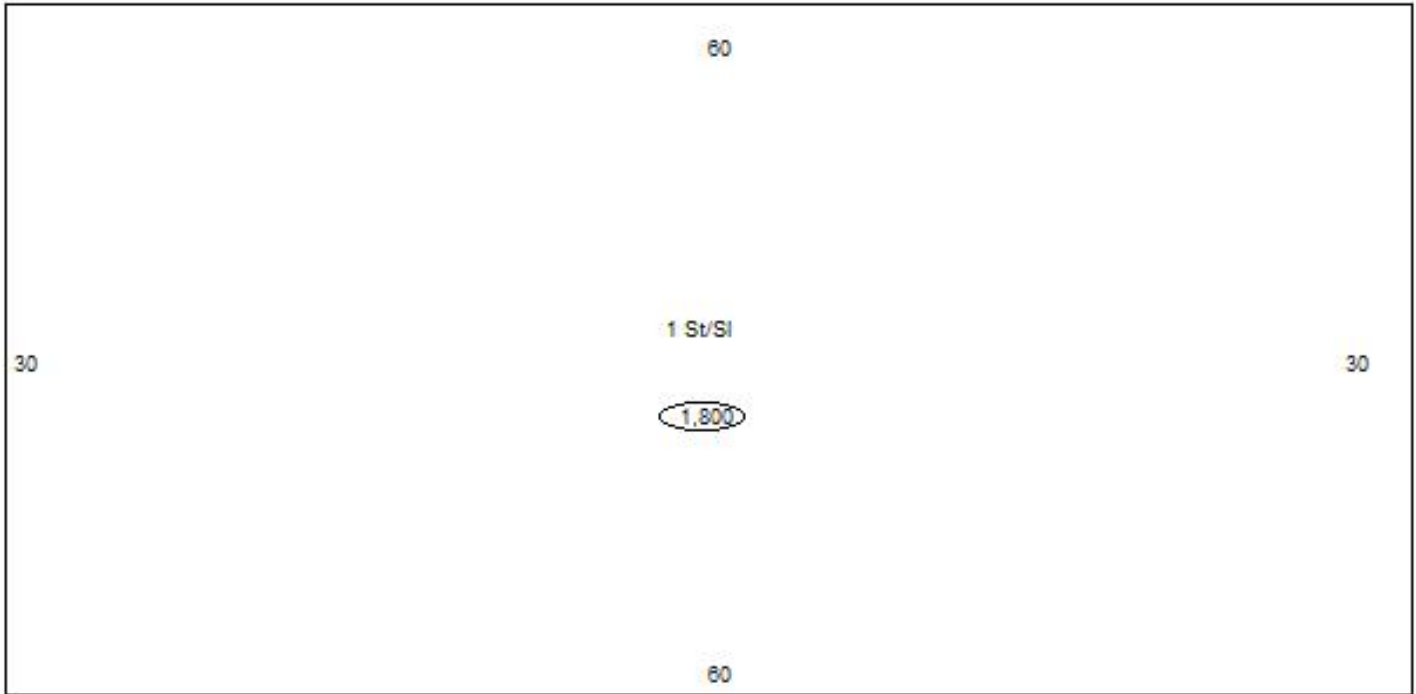
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Sketch Image

660086162



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,800	1.000	1,800
Total Building Area						1,800		1,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x10x8	Plank	Formed Metal	60
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
Base Cost (33.98 x 60)		2,039		2,039	2,039	
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
Base Cost (4.61 x 360)		1,660		1,660	1,660	
	SHDS	Shed - Small	10x26x8	Concrete	Built Up Tar/Gravel	260
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	
Base Cost (22.31 x 260)		5,801		5,801	4,119	1,682
	SHDS	Shed - Small WITH WARM/COOL	10x23x8	Concrete	Built Up Tar/Gravel	230
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	
Base Cost (23.13 x 230)		5,320	1,624	6,944	4,930	2,014
Warm & Cooled Air		Total Area	230		1,624	



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	3.000	36	36	108	108
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	2.000	63	63	126	126
TMBR Totals						5.000			234	234
LKB	LINKER FINE SANDY LOAM 1-	IMP PST	63		0	1.000	176	176	176	176
IMP PST Totals						1.000			176	176
GP	GRAVEL PITS	WASTE	10			10.000	0	0	0	0
WASTE Totals						10.000			0	0
Total Agland						16.000			410	410