



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:17:19
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Assessment Data					Primary Image									
Account	660108744													
Parcel ID	000000-00-0-20010-004-0002													
Cadastral ID	19-20-15-01521													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	343556													
322 N SHAWNEE LLC														
4223 S ERIE AVE TULSA OK 74135-0000														
Parcel Location														
Situs	00322 N SHAWNEE ST													
Subdivision	CATOOSA O T													
Lot/Block	0002 / 0004	Parcel Size	.43 - Lots											
Sec/Twn/Rng	19 / 20 / 15 / 5													
Neighborhood	1184 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.19458960 -95.74621064														
W2 SLY 86' LOT 2 BLOCK 4 CATOOSA O T														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	322 N FRISCO LLC	12/28/2023	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap		Land Value	25,803	25,803	11%	2,838	Assessed	26,826	2,861.26					
Year Frozen		Improvements	218,076	218,076		23,988	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	243,879	243,879		26,826	Total Taxable	26,826	2,861.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660108744	322 N SHAWNEE LLC	1	240,709	0	26,350	2,810.00							
2024	2024-660108744	322 N SHAWNEE LLC	1	42,861	0	2,581	272.00							



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Lot Data	Square-Foot - NBHD 1184 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0.1974	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,601.00 x 3.00 = 25,803	
Factor Value		
Adjustments	1.0000	
Lot Value	25,803	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,636 / 1,636
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,636
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2024 / 2

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	108.29	Total Misc Impr	+ 6,137				
Roofing Adj	+ 3.96	Garage Cost	+ 0				
Subfloor Adj	+ -0.40	Total RCN	= 224,821				
Heat/Cool Adj	+ 11.22	Depreciation (3%)	- 6,745				
Plumbing Adj	+ 10.60	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 218,076				
Adj Base Cost	= 133.67	Lot Value	+ 25,803				
Total Area	x 1,636	Indicated Value	= 243,879				
Adjusted Cost	= 218,684	Value Per SqFt	149.07				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	218,076		
Lot Value	25,803		
Indicated Value	243,879	149.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	243,879	149.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161500	24x6		144	25.75		3,708
PRCH	Porch	161501	6x5		30	25.99		780
PRCH	Porch	161502	6x5		30	25.99		780
PATO	Patio - Open	161503	16x5		80	10.86		869



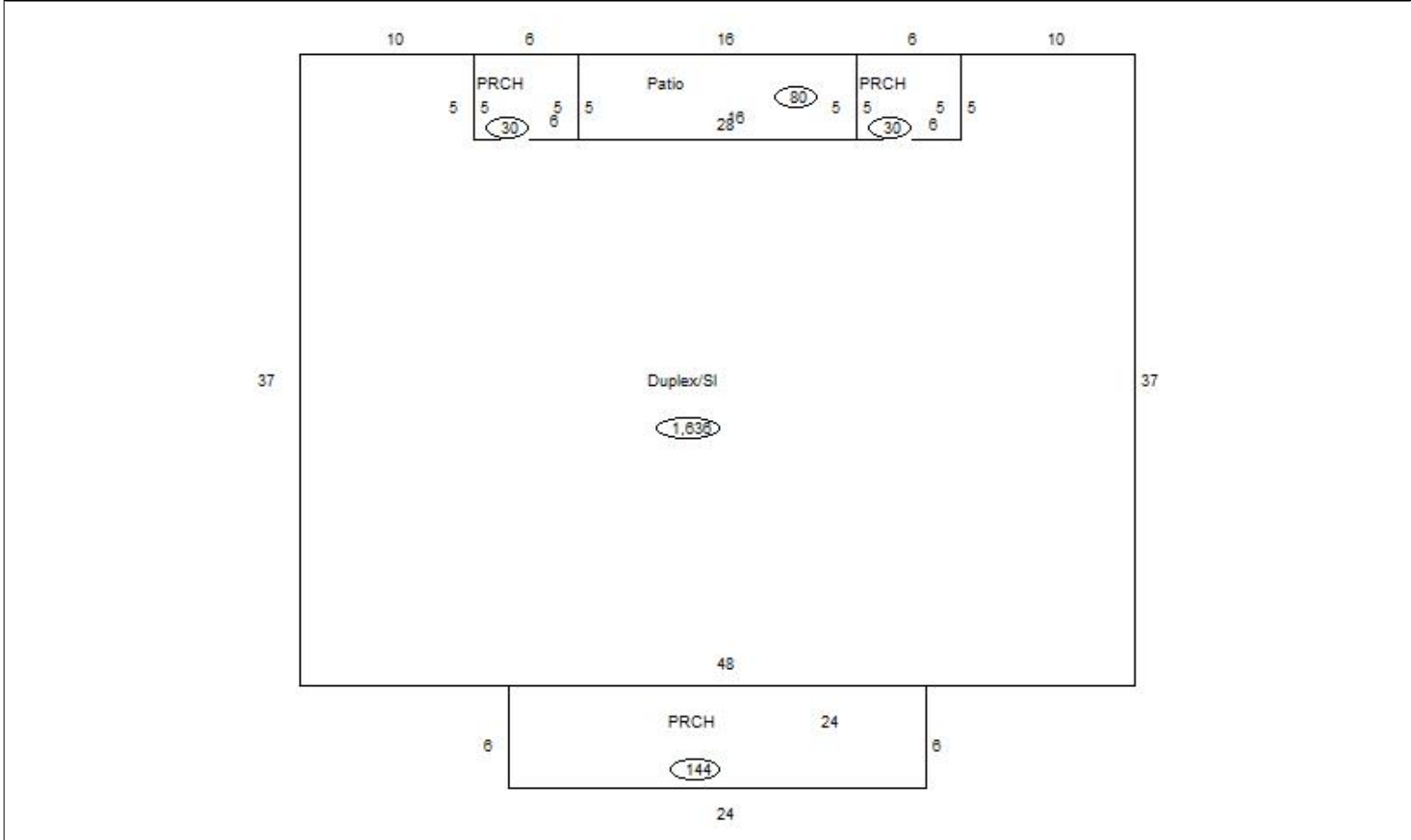
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Sketch Image

660108744



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	Duplex/SI	1,636	1.000	1,636
2	M	PRCH		10	PRCH	144	1.000	144
3	M	PRCH		10	PRCH	30	1.000	30
4	M	PRCH		10	PRCH	30	1.000	30
5	M	PATO		10	Patio	80	1.000	80
Total Building Area						1,636		1,636