



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 09:26:45  
Page 1

Assessment Data					Primary Image																			
Account	660014181																							
Parcel ID	24N15E-14-1-00000-000-0000																							
Cadastral ID	14-24-15-00100																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area	2																					
Tax Area	10 - OOLOGAH RURAL/NW FIRE																							
Name ID	303551																							
LEACH, LOYD D & JUSTINA L REVOCABLE TRUST																								
394055 W 4000 DR SKIATOOK OK 74070-0000																								
Parcel Location																								
Situs	08514 E 310 RD																							
Subdivision																								
Lot/Block	/	Parcel Size	189.35 - Acres																					
Sec/Twn/Rng	14 / 24 / 15 / 1																							
Neighborhood	4040 - TALALA AREA WEST OF LAKE																							
School District	S004 - OOLOGAH SCHOOLS																							
Legal Description Lat/Long: 36.56435854 -95.68414489																								
N2 NE LESS OOLOGAH RES & E2 NW & E2 SW NW LESS 12.67 AC TO HY & NE N W NW & SW SW NE LESS LAKE OOLOGAH & NW NW SE AND LESS NEW HWY 169 ROW DESC IN 3 TRACTS ON BOOK 1829 137 IN THE ROGERSC COUNTY CLERKS OFFICE CONTAINING 4.61 AC MOL.																								
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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
Code	Type	Active	Maximum	Exemption																				
H	Homestead	No	1,000																					
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
/	BRENT, BRIAN	08/18/2023	860,000	WG																				
/	ST JOHN, WILMA JUNE	11/05/2021	799,000	WG																				
2488/818	ST JOHN, LEWIS JR &	07/30/2015	0	4																				
938/364	STRADER, ARCHIE LEE TRUSTEE &	12/01/1993	70,000	Yes																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																
Remove Cap	2024	Land Value	34,468	34,468	11%	3,791	Assessed	6,617 715.84																
Year Frozen	0	Improvements	29,064	25,693		2,826	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																
TIF Project ID	0	Total Value	63,532	60,161		6,617	Total Taxable	6,617 716.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660014181	LEACH, LOYD D & JUSTINA L	10	58,409	0	6,424	695.00																	
2024	2024-660014181	LEACH, LOYD D & JUSTINA L	10	69,071	0	7,597	795.00																	
2023	2023-660014181	LEACH, LOYD D & JUSTINA L	10	70,023	0	7,702	801.00																	
2022	2022-660014181	BRENT, BRIAN	10	69,815	0	7,679	795.00																	
2021	2021-660014181	ST JOHN, WILMA JUNE	10	60,388	1000	5,642	601.00																	
2020	2020-660014181	ST JOHN, WILMA JUNE	10	59,032	1000	5,493	595.00																	
2019	2019-660014181	ST JOHN, WILMA JUNE	10	58,109	1000	5,392	574.00																	
2018	2018-660014181	ST JOHN, WILMA JUNE	10	60,054	1000	5,606	616.00																	
2017	2017-660014181	ST JOHN, WILMA JUNE	10	59,795	1000	5,577	647.00																	
2016	2016-660014181	ST JOHN, WILMA JUNE	10	59,034	1000	5,493	582.00																	
2015	2015-660014181	ST JOHN, WILMA JUNE	10	58,708	1000	5,371	539.00																	
2014	2014-660014181	ST JOHN, LEWIS JR &	10	60,025	1000	5,186	519.00																	
2013	2013-660014181	ST JOHN, LEWIS JR &	10	59,544	1000	5,006	485.00																	



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Date 04/17/2026  
 Time 09:26:46  
 Page 2

Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

Primary Image

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



660014181\_001.JPG

9/16/2024

### Residential Data

Type 1 Single Family Residence  
 Condition 2 - Fair  
 Quality 2 - Fair  
 Architecture  
 Style 100% One Story  
 Exterior Wall 70% Frame, Siding, Wood 30% Frame, Siding, Vin  
 Base/Total Area 864 / 864  
 Style 100% One Story  
 HVAC 100% Wall Furnace  
 Roof Cover 4 Metal, Preformed  
 Area on Slab 0  
 Fixture/RghIn 4 /  
 Bed/F/H Bath 2 / 1.0 /  
 Basement Area  
 Garage Type  
 Remodel  
 Year/Eff Age 1940 / 86

### GRM Approach

GRM Code  
 Gross Rent 0.00  
 Indicated Value

### Multiple Regression

MRA Code  
 Adjusted R  
 Indicated Value

### Direct Comparables

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

### Cost Approach

Manual : 01/2025

Base Cost	99.96	Total Misc Impr	+	12,703
Roofing Adj	+ 5.29	Garage Cost	+	
Subfloor Adj	+ 2.62	Total RCN	=	111,450
Heat/Cool Adj	+ 0.74	Depreciation ( 80%)	-	89,160
Plumbing Adj	+ 5.67	Lump Sums	+	2,181
Basement Adj	+ 0.00	RCNLD	=	24,471
Adj Base Cost	= 114.29	Lot Value	+	
Total Area	x 864	Indicated Value	=	24,471
Adjusted Cost	= 98,747	Value Per SqFt		28.32

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	24,471		
Lot Value			
Indicated Value	24,471	28.32	Per SqFt
Agland Value	34,468		
Site Improvements	4,593		
Total Value	63,532	73.53	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
EPSW	ENCLOSED PORCH - SOLID WALL	34094	24x10		240	52.93		12,703
WODC	WOOD DECK - COVERED	34095	12x4		48	45.44		2,181



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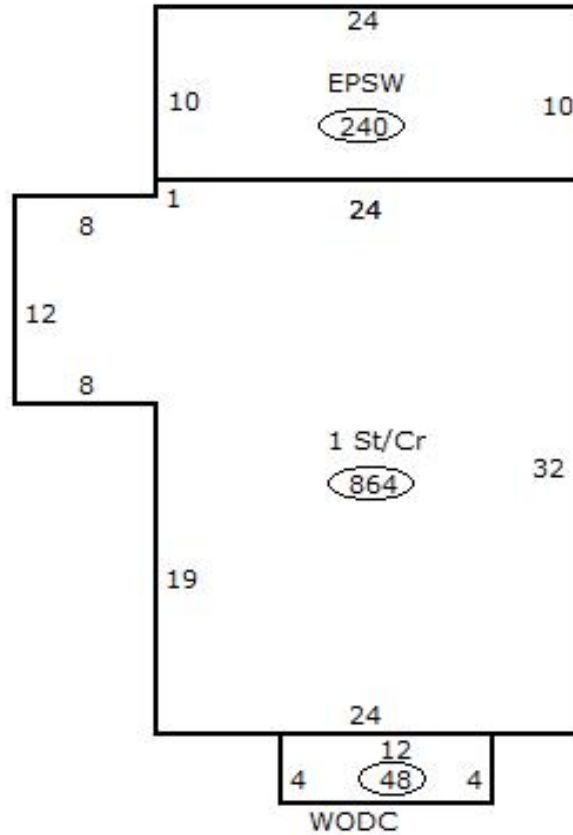
Date 04/17/2026

Time 09:26:46

Page 3

Sketch Image

660014181



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	864	1.000	864
2	M	EPSW		13	EPSW	240	1.000	240
3	M	WODC		13	WODC	48	1.000	48
<b>Total Building Area</b>						<b>864</b>		<b>864</b>



# Rogers


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Date 04/17/2026  
Time 09:26:46  
Page 4

660014181

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			432	
	Qual 2	Cond 3	Year		Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (31.28 x 432)	13,513		13,513	10,135	3,378
	BARN	BARN	0x0x0			1,200	
	Qual 3	Cond 3	Year		Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (95% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (10.21 x 1,200)	12,252		12,252	11,639	613
	LT	LEAN-TO	0x0x0			160	
	Qual 3	Cond 3	Year		Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (95% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2.92 x 160)	467		467	444	23
	LT	LEAN-TO	0x0x0			400	
	Qual 3	Cond 3	Year		Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (95% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2.92 x 400)	1,168		1,168	1,110	58
	LT	LEAN-TO	0x0x0			108	
	Qual 3	Cond 3	Year		Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (95% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2.92 x 108)	315		315	299	16
	LF	LOAFING SHED	0x0x0			480	
	Qual 3	Cond 3	Year		Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (95% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.26 x 480)	2,045		2,045	1,943	102
	CP	CARPOT DIRT	0x0x0			576	
	Qual 3	Cond 3	Year		Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.50 x 576)	2,016		2,016	1,613	403



# Rogers


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Date 04/17/2026  
Time 09:26:46  
Page 5

660014181

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						



# Rogers

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Date 04/17/2026  
 Time 09:26:46  
 Page 6

### Agland Inventory

660014181

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	TMBR	80	0		3.000	144	144	432	432
VE	VERDIGRIS CLAY LOAM	TMBR	90	0		5.000	162	162	810	810
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47	0		15.640	85	85	1,323	1,323
<b>TMBR Totals</b>						23.640			2,565	2,565
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30	0		5.000	72	72	360	360
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60	0		12.000	144	144	1,728	1,728
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80	0		33.000	192	192	6,336	6,336
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80	0		42.160	192	192	8,095	8,095
SO	SOGN SOILS	NTV PST	15	0		2.000	36	36	72	72
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78	0		9.000	187	187	1,685	1,685
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84	202		8.000	202	202	1,616	1,616
VE	VERDIGRIS CLAY LOAM	NTV PST	90	0		1.000	216	216	216	216
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47	0		4.000	113	113	451	451
<b>NTV PST Totals</b>						116.160			20,559	20,559
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60	0		7.000	168	168	1,176	1,176
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80	0		18.020	224	224	4,036	4,036
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84	0		3.000	235	235	706	706
VE	VERDIGRIS CLAY LOAM	IMP PST	90	0		21.530	252	252	5,426	5,426
<b>IMP PST Totals</b>						49.550			11,344	11,344
<b>Total Agland</b>						189.350			34,468	34,468