



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660022018								
Parcel ID	000000-00-0-00426-002-0004								
Cadastral ID	26-21-14-04390								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	344208								
HOLMAN, DAVID & LESLIE									
110 E ELMIRA PL BROKEN ARROW OK 74012-0000									
Parcel Location									
Situs	17606 E 78TH ST N								
Subdivision	LA STRANGE ACRES 2ND AMD								
Lot/Block	0004 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	26 / 21 / 14 / 5								
Neighborhood	1056 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.26668958 -95.77748247									
Building Permits									
LOT 4 BLOCK 2 LA STRANGE ACRES 2ND AMD.									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BRISTOL ONE INVESTMENTS LLC	04/26/2024	370,000	YES
					2701/411	WESTLUND, MERRICK J &	03/30/2018	360,000	WG
					1470/968	WESTLUND LLC	04/24/2003	0	5
					1385/310	WESTLUND, MERRICK J &-BRENDA L	06/06/2002	0	16
					1377/662	PROVIDENCE INC	04/15/2002	150,000	YES
					1270/734	EDWARDS, CLIFTON &	02/05/2001	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2025	Land Value	109,751	109,751	11%	12,073	Assessed	40,611	3,978.25
Year Frozen	0	Improvements	259,435	259,435		28,538	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	369,186	369,186		40,611	Total Taxable	40,611	3,978.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660022018	HOLMAN, DAVID & LESLIE			3	370,000	0	40,700	3,987.00
2024	2024-660022018	HOLMAN, DAVID & LESLIE			3	246,689	0	23,498	2,257.00
2023	2023-660022018	BRISTOL ONE INVESTMENTS LLC			3	229,140	0	22,380	2,097.00
2022	2022-660022018	BRISTOL ONE INVESTMENTS LLC			3	193,763	0	21,314	2,088.00
2021	2021-660022018	BRISTOL ONE INVESTMENTS LLC			3	193,281	0	21,261	2,057.00
2020	2020-660022018	BRISTOL ONE INVESTMENTS LLC			3	190,165	0	20,918	2,021.00
2019	2019-660022018	BRISTOL ONE INVESTMENTS LLC			3	183,140	0	20,145	1,947.00
2018	2018-660022018	BRISTOL ONE INVESTMENTS LLC			3	238,867	0	26,181	2,437.00
2017	2017-660022018	WESTLUND, MERRICK J &			3	236,810	0	24,934	2,345.00
2016	2016-660022018	WESTLUND, MERRICK J &			3	226,491	0	23,747	2,236.00
2015	2015-660022018	WESTLUND, MERRICK J &			3	219,421	0	22,616	2,145.00
2014	2014-660022018	WESTLUND, MERRICK J &			3	219,583	0	21,539	2,062.00
2013	2013-660022018	WESTLUND, MERRICK J &			3	207,652	0	20,514	1,922.00



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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3853	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	16,782.00 x 3.00 = 50,346	
Factor Value		
Adjustments	2.1799	
Lot Value	109,751	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,630 / 2,630
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,630
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/9/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	259,820 98.79 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	107.14	Total Misc Impr	+ 5,528
Roofing Adj	+ 3.73	Garage Cost	+ 18,946
Subfloor Adj	+ -0.40	Total RCN	= 365,401
Heat/Cool Adj	+ 11.22	Depreciation ( 29%)	- 105,966
Plumbing Adj	+ 7.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 259,435
Adj Base Cost	= 129.63	Lot Value	+ 109,751
Total Area	x 2,630	Indicated Value	= 369,186
Adjusted Cost	= 340,927	Value Per SqFt	140.37

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	259,435
Lot Value	109,751
Indicated Value	369,186 140.37 Per SqFt
Agland Value	
Site Improvements	
Total Value	369,186 140.37 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,983.67		4,984
PATO	SLAB PORCH - OPEN	53575	5x5		25	10.86		272
PATO	SLAB PORCH - OPEN	53576	5x5		25	10.86		272



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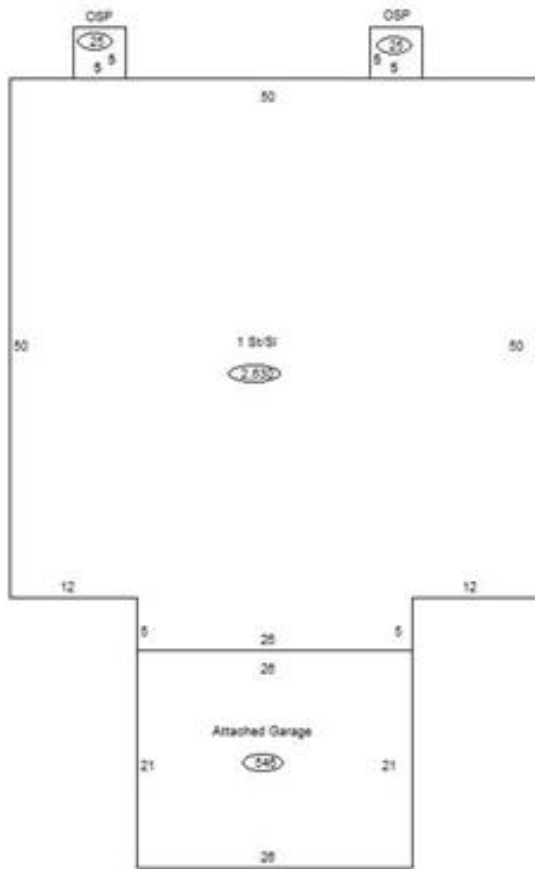
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Sketch Image

660022018



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,630	1.000	2,630
2	G	1		13	Attached Garage	546	1.000	546
3	M	PATO		13	Open Slab	25	1.000	25
4	M	PATO		13	Open Slab	25	1.000	25
<b>Total Building Area</b>						2,630		2,630