



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 10:06:54
Page 1

Assessment Data					Primary Image									
Account	660030622													
Parcel ID	21N15E-35-2-00000-000-0000													
Cadastral ID	35-21-15-00100													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 4												
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	272437													
GLENVIEW ESTATES LLC														
2215 E 30TH PL TULSA OK 74114-0000														
Parcel Location														
Situs	07955 E HWY 266 UNIT													
Subdivision														
Lot/Block	/	Parcel Size	263.81 - Acres											
Sec/Twn/Rng	35 / 21 / 15 / 2													
Neighborhood	6090 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.25628620 -95.68237075														
NW NW & S2 NW & SW LESS PORT RD & LESS TR BEG: 212.50' N & 50 4' W SW/C SW SE SW; N 8-13 E 17.70'; E 190' TO POB; N 260'; E 310'; S 342'; TO NLY ROW/L PORT RD; NWLY ALG SD ROW/L 315.5' TO PT DUE S POB; N 24' TO POB														
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> </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					
					1195/880	SINCLAIR, KATHERINE Q TRUSTEE	12/09/1998	0	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax					
Remove Cap	2000		Land Value	28,467	28,467	11%	3,131	Assessed	21,222	2,209.89				
Year Frozen	0		Improvements	177,827	164,464		18,091	Penalty	0					
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00				
TIF Project ID	0		Total Value	206,294	192,931		21,222	Total Taxable	21,222	2,210.00				
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660030622	GLENVIEW ESTATES LLC			4	205,710	0	20,605	2,146.00					
2024	2024-660030622	GLENVIEW ESTATES LLC			4	194,511	0	20,004	1,917.00					
2023	2023-660030622	GLENVIEW ESTATES LLC			4	184,236	0	19,422	1,833.00					
2022	2022-660030622	GLENVIEW ESTATES LLC			4	176,630	0	18,857	1,812.00					
2021	2021-660030622	GLENVIEW ESTATES LLC			4	166,427	0	18,307	1,714.00					
2020	2020-660030622	GLENVIEW ESTATES LLC			4	167,690	0	18,143	1,702.00					
2019	2019-660030622	GLENVIEW ESTATES LLC			4	160,129	0	17,615	1,677.00					
2018	2018-660030622	GLENVIEW ESTATES LLC			4	172,025	0	18,481	1,761.00					
2017	2017-660030622	GLENVIEW ESTATES LLC			4	169,415	0	17,943	1,714.00					
2016	2016-660030622	GLENVIEW ESTATES LLC			4	166,186	0	17,420	1,669.00					
2015	2015-660030622	GLENVIEW ESTATES LLC			4	162,724	0	16,913	1,633.00					
2014	2014-660030622	GLENVIEW ESTATES LLC			4	163,527	0	16,420	1,500.00					
2013	2013-660030622	GLENVIEW ESTATES LLC			4	157,137	0	15,942	1,509.00					



Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 10:06:54
 Page 2

Lot Data		Units-Buildable - UNPLATTED (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		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	984 / 984
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1948 / 59

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	

Value Reconciliation

Selected Approach	Cost Approach	
Improvements	40,666	
Lot Value		
Indicated Value	40,666	41.33 Per SqFt
Agland Value	28,467	
Site Improvements	63,861	
Total Value	132,994	135.16 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.03	Total Misc Impr	+	3,611			
Roofing Adj	+ 4.34	Garage Cost	+				
Subfloor Adj	+ 2.55	Total RCN	=	119,605			
Heat/Cool Adj	+ 0.76	Depreciation (66%)	-	78,939			
Plumbing Adj	+ 6.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	40,666			
Adj Base Cost	= 117.88	Lot Value	+				
Total Area	x 984	Indicated Value	=	40,666			
Adjusted Cost	= 115,994	Value Per SqFt		41.33			

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72721	29x6		174	20.75		3,611



Rogers

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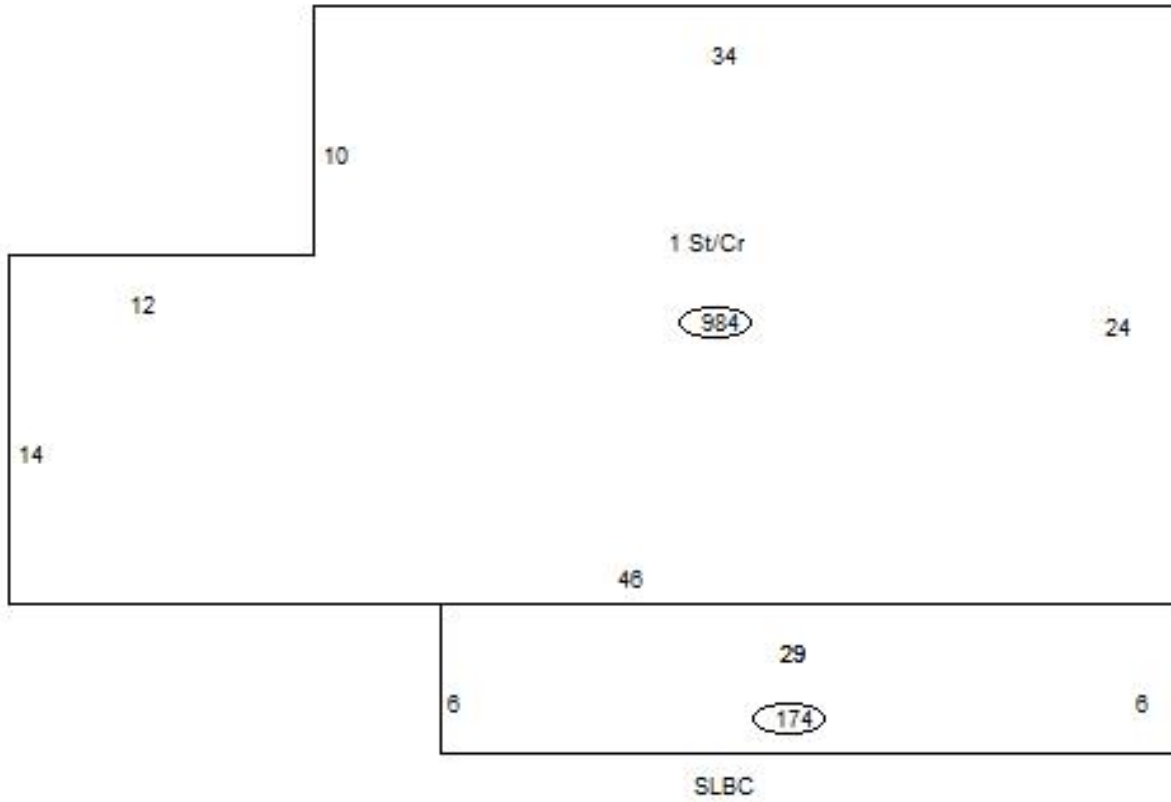
Date 04/17/2026

Time 10:06:54

Page 3

Sketch Image

660030622



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	984	1.000	984
2	M	PRCH		10	SLBC	174	1.000	174
Total Building Area						984		984



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 10:06:54
Page 4

660030622

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			3,520
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (8.28 x 3,520)	29,146		29,146	17,488	11,658
	BARN	BARN	0x0x0			2,640
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (8.70 x 2,640)	22,968		22,968	14,929	8,039
	LF	LOAFING SHED	0x0x0			812
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 812)	3,459		3,459	2,767	692
	LF	LOAFING SHED	0x0x0			960
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 960)	4,090		4,090	3,272	818
	LF	LOAFING SHED	0x0x0			220
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 220)	937		937	515	422
	STF	STG FAIR	0x0x0			1,800
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 1,800)	8,424		8,424	5,476	2,948
	STF	STG FAIR	0x0x0			360
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 360)	1,685		1,685	1,264	421



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 10:06:54
 Page 5

660030622

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			600
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 600)	9,600		9,600	6,240	3,360
	DTGF	DETACHED GARAGE FAIR	0x0x0			336
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 336)	5,376		5,376	3,494	1,882
	BARN	BARN	96x65x0			6,240
	Qual 3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (8.98 x 6,240)	56,035		56,035	22,414	33,621



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
Time 10:06:55
Page 6

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,430 / 1,430
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	594 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 50

Cost Approach				Manual : 01/2025			
Base Cost	90.67	Total Misc Impr	+	2,409			
Roofing Adj	+ 4.11	Garage Cost	+	13,323			
Subfloor Adj	+ 2.39	Total RCN	=	178,781			
Heat/Cool Adj	+ 10.30	Depreciation (59%)	-	105,481			
Plumbing Adj	+ 6.55	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	73,300			
Adj Base Cost	= 114.02	Lot Value	+				
Total Area	x 1,430	Indicated Value	=	73,300			
Adjusted Cost	= 163,049	Value Per SqFt		51.26			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	132,716	92.81	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,300		
Lot Value			
Indicated Value	73,300	51.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	73,300	51.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	72724	7x3		21	10.24		215
PATO	SLAB PORCH - OPEN	72725	256		256	8.57		2,194



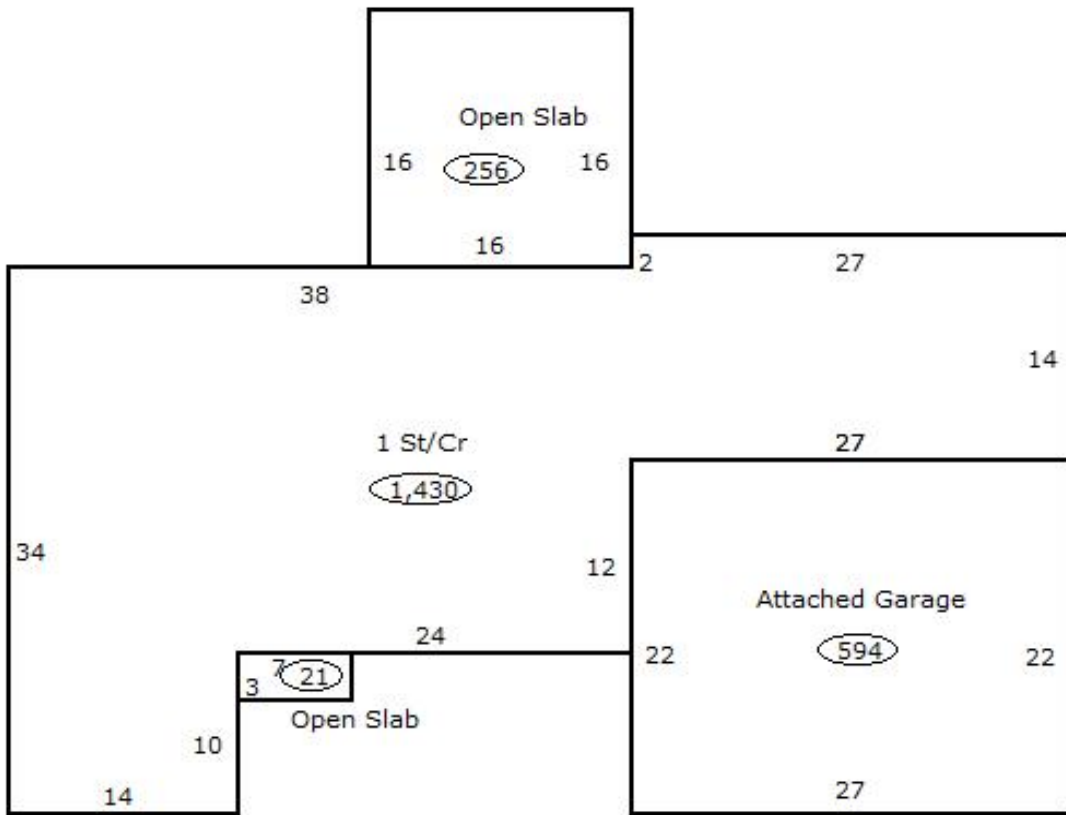
Rogers
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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 10:06:55
 Page 7

Sketch Image

660030622



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,430	1.000	1,430
2	G	1		13	Attached Garage	594	1.000	594
3	M	PATO		13	Open Slab	21	1.000	21
4	M	PATO		13	Open Slab	256	1.000	256
Total Building Area						1,430		1,430



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
 Time 10:06:55
 Page 8

Agland Inventory

660030622

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45			5.072	81	81	411	411
NAB	NEWTONIA SILT LOAM 1-3% S	TMBR	80			4.503	144	144	648	648
OS	OSAGE CLAY	TMBR	58			28.254	104	104	2,950	2,950
SO	SOGN SOILS	TMBR	15			26.857	27	27	725	725
VE	VERDIGRIS CLAY LOAM	TMBR	90			13.711	162	162	2,221	2,221
W	WATER	TMBR	0			28.786	0	0	0	0
TMBR Totals						107.183			6,955	6,955
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			6.005	122	122	735	735
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			13.223	108	108	1,428	1,428
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			116.873	144	144	16,830	16,830
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			11.410	192	192	2,191	2,191
SO	SOGN SOILS	NTV PST	15			9.116	36	36	328	328
NTV PST Totals						156.627			21,512	21,512
Total Agland						263.810			28,467	28,467