



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:35:04
Page 1

Assessment Data					Primary Image														
Account 660052403 Parcel ID 21N16E-25-2-00000-000-0000 Cadastral ID 25-21-16-02880 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 340294 BRISTER, LIN & CLAIR A REVOCABLE LIVING TRUST 130 E 25TH ST TULSA OK 74114-0000 Parcel Location Situs 23222 S LEOLA LN Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 25 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p style="text-align: right; color: orange;">12/27/2022 12:29</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (125)\IMG_0020.JPG 12/29/2022</p>														
Legal Description Lat/Long: 36.27198955 -95.55542418																			
SW SE NW					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										
					/	STOVER, JAMES C	10/25/2022	499,000	YES										
					2387/838	SIMPSON, CHERYL A	02/28/2014	206,000	4										
					1978/894	SIMPSON, CHERYL A & CARRI-STOVE	08/20/2008	0	4										
					1780/598	SEPMEIER, MARY JANE	06/06/2006	177,000	YES										
					903/882	MARLAR, JACK D (DR)	01/11/1993	23,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	2023		Land Value	358,991	144,060	11%	15,847	Assessed	30,319 2,517.99										
Year Frozen	0		Improvements	131,557	131,557		14,472	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00										
TIF Project ID	0		Total Value	490,548	275,617		30,319	Total Taxable	30,319 2,518.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660052403	BRISTER, LIN & CLAIR A			5	491,131	0	28,874	2,398.00										
2024	2024-660052403	BRISTER, LIN & CLAIR A			5	249,994	0	27,500	2,295.00										
2023	2023-660052403	BRISTER, LIN & CLAIR A			5	499,000	1000	53,890	4,487.00										
2022	2022-660052403	STOVER, JAMES C			5	174,759	1000	18,223	1,516.00										
2021	2021-660052403	STOVER, JAMES C			5	176,911	1000	18,164	1,541.00										
2020	2020-660052403	STOVER, JAMES C			5	170,368	1000	17,606	1,491.00										
2019	2019-660052403	STOVER, JAMES C			5	164,220	1000	17,064	1,478.00										
2018	2018-660052403	STOVER, JAMES C			5	168,757	1000	17,563	1,523.00										
2017	2017-660052403	STOVER, JAMES C			5	167,725	1000	17,450	1,423.00										
2016	2016-660052403	STOVER, JAMES C			5	164,597	1000	17,106	1,459.00										
2015	2015-660052403	STOVER, JAMES C			5	162,367	1000	16,860	1,425.00										
2014	2014-660052403	STOVER, JAMES C			5	163,389	0	17,973	1,542.00										
2013	2013-660052403	SIMPSON, CHERYL A			5	156,967	0	17,230	1,501.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:35:04
Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	9.8829	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	430,498.00 x .29 = 126,175	
Factor Value		
Adjustments	2.8452	
Lot Value	358,991	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,440 / 1,880
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,440
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1993 / 25

\\tsclient\T\TOMMY DUNLAP\New folder (125)\IMG_0020.JPG	12/29/2022
---	------------

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	157,167	83.60	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,816		
Lot Value	358,991		
Indicated Value	488,807	260.00	Per SqFt
Agland Value			
Site Improvements	1,741		
Total Value	490,548	260.93	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	80.31	Total Misc Impr	+	9,671			
Roofing Adj	+ 3.84	Garage Cost	+				
Subfloor Adj	+ -0.86	Total RCN	=	193,403			
Heat/Cool Adj	+ 11.47	Depreciation (34%)	-	65,757			
Plumbing Adj	+ 2.97	Lump Sums	+	2,170			
Basement Adj	+ 0.00	RCNLD	=	129,816			
Adj Base Cost	= 97.73	Lot Value	+	358,991			
Total Area	x 1,880	Indicated Value	=	488,807			
Adjusted Cost	= 183,732	Value Per SqFt		260.00			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	78042	216		216	20.09	50%	2,170
PRCH	SLAB PORCH - COVERED	78043	40x8		320	23.21		7,427
PATO	SLAB PORCH - OPEN	78045	20x12		240	9.35		2,244



Rogers

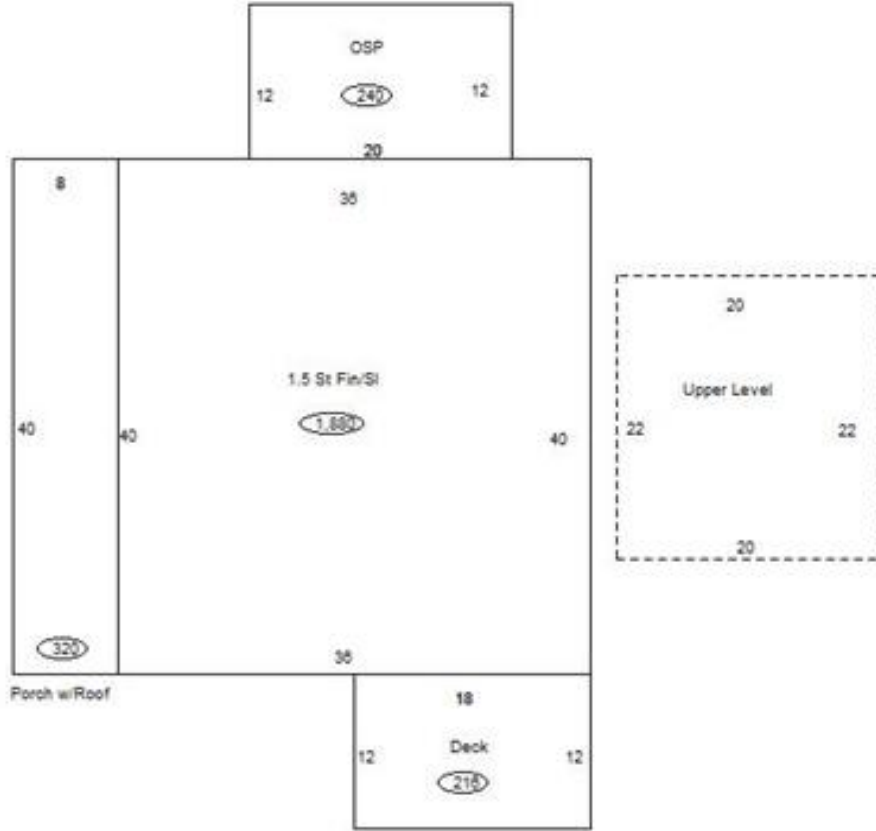
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:35:04
 Page 3

Sketch Image

660052403



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,440	1.306	1,880
2	M	WODO		13	WODO	216	1.000	216
3	M	PRCH		13	SLBC	320	1.000	320
4	U	^UL	Overhang	13	Upper Level	440	1.000	440
5	M	PATO		13	Open Slab	240	1.000	240
Total Building Area						1,440		1,880



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:35:04
 Page 4

660052403

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	0x0x0			192
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (2.92 x 192)		561	Modifier Total		RCN 561 Depr (35% Phys/ % Func) 196
	LF	LOAFING SHED	0x0x0			360
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.26 x 360)		1,534	Modifier Total		RCN 1,534 Depr (35% Phys/ % Func) 537
	HS	HAY SHED	0x0x0			180
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x 180)		842	Modifier Total		RCN 842 Depr (55% Phys/ % Func) 463