



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660052516 <b>Parcel ID</b> 21N16E-25-2-00000-000-0000 <b>Cadastral ID</b> 25-21-16-02910 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 305012 <b>HAIRE, CHRIS</b>  23072 S LEOLA LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23072 S LEOLA LN <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 25 / 21 / 16 / 2 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (125)\IMG_0025.JPG 12/29/2022</p>				
<b>Legal Description</b> Lat/Long: 36.27561304 -95.55542803									
SW NE NW					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					8762	R13-NEW POOL	07/2012	09/2012	
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
H	Homestead	Yes	1,000	1,000	2177/483	WILLISTON, BRETT S &-STACEY L	06/10/2011	222,000	YES
					1209/311	BRIDGES, RICHARD E	01/05/2000	160,000	Yes
					910/475	MARLAR, JACK D (DR)	04/02/1993	20,000	Yes
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	83.050	<b>Current Tax</b>
Remove Cap	0	<b>Land Value</b>	127,295	78,355	11%	8,619	<b>Assessed</b>	35,951	2,985.73
Year Frozen	0	<b>Improvements</b>	260,728	248,468		27,332	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-83.00
TIF Project ID	0	<b>Total Value</b>	388,023	326,823		35,951	<b>Total Taxable</b>	34,951	2,903.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660052516	HAIRE, CHRIS			5	382,514	1000	33,904	2,816.00
2024	2024-660052516	HAIRE, CHRIS			5	395,391	1000	32,887	2,744.00
2023	2023-660052516	HAIRE, CHRIS			5	301,271	1000	31,900	2,656.00
2022	2022-660052516	HAIRE, CHRIS			5	296,810	1000	30,942	2,574.00
2021	2021-660052516	HAIRE, CHRIS			5	285,644	1000	30,011	2,546.00
2020	2020-660052516	HAIRE, CHRIS			5	277,036	1000	29,108	2,464.00
2019	2019-660052516	HAIRE, CHRIS			5	265,740	1000	28,231	2,445.00
2018	2018-660052516	HAIRE, CHRIS			5	273,351	1000	28,629	2,482.00
2017	2017-660052516	HAIRE, CHRIS			5	270,499	1000	27,766	2,265.00
2016	2016-660052516	HAIRE, CHRIS			5	264,959	1000	26,928	2,297.00
2015	2015-660052516	HAIRE, CHRIS			5	259,750	1000	26,114	2,206.00
2014	2014-660052516	HAIRE, CHRIS			5	261,954	1000	25,325	2,173.00
2013	2013-660052516	HAIRE, CHRIS			5	250,546	1000	24,558	2,139.00



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	10.0114		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	436,097.00 x .29 = 127,295		
Factor Value			
Adjustments	1.0000		
Lot Value	127,295		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,009 / 2,009
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	682 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	288,355	143.53	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	106.55	Total Misc Impr	+ 17,481				
Roofing Adj	+ 4.69	Garage Cost	+ 20,480				
Subfloor Adj	+ 0.00	Total RCN	= 306,363				
Heat/Cool Adj	+ 12.64	Depreciation ( 28%)	- 85,782				
Plumbing Adj	+ 9.72	Lump Sums	+ 3,007				
Basement Adj	+ 0.00	RCNLD	= 223,588				
Adj Base Cost	= 133.60	Lot Value	+ 127,295				
Total Area	x 2,009	Indicated Value	= 350,883				
Adjusted Cost	= 268,402	Value Per SqFt	174.66				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	223,588		
Lot Value	127,295		
Indicated Value	350,883	174.66	Per SqFt
Agland Value			
Site Improvements	37,140		
Total Value	388,023	193.14	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	78100	45x6		270	26.08		7,042
PRCH	SLAB PORCH - COVERED	78101	183		183	26.36		4,824
WODO	WOOD DECK - OPEN	78102	21x13		273	18.36	40%	3,007



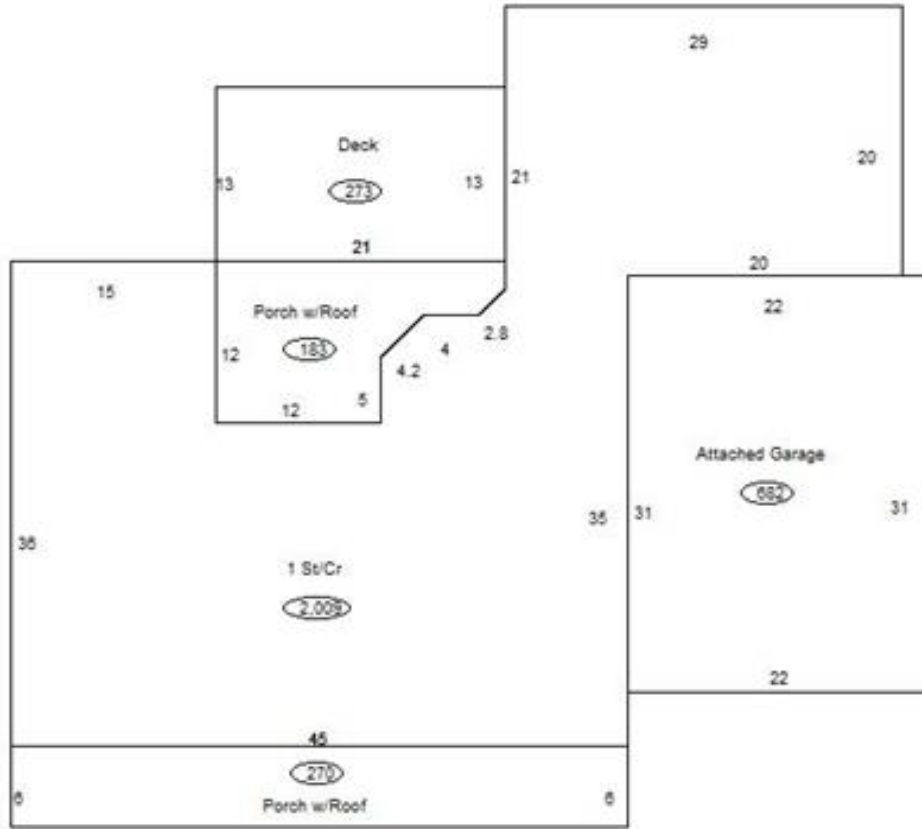
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,009	1.000	2,009
2	G	1		13	Attached Garage	682	1.000	682
3	M	PRCH		13	SLBC	270	1.000	270
4	M	PRCH		13	SLBC	183	1.000	183
5	M	WODO		13	WODO	273	1.000	273
<b>Total Building Area</b>						<b>2,009</b>		<b>2,009</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			720	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 720)		11,520		11,520	2,880	8,640
	SG	SWIM-GUNITE	0x0x0			1	
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1)		30,000		30,000	1,500	28,500
	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 )						