



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:35:33
 Page 1

Assessment Data					Primary Image																								
Account 660095804 Parcel ID 000000-00-0-00067-004-0003 Cadastral ID 01-20-14-01160 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 315764 LISTER, DARREN M & CRISTINA L TRUSTEES 18044 E FALCON PASS OWASSO OK 74055-0000 Parcel Location Situs 18044 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE II (THE) Lot/Block 0003 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-26\IMG_011: 7/27/2021</p>																								
Legal Description Lat/Long: 36.24147950 -95.77700217																													
BLUFFS II AT STONE CANYON BLOCK 4 LOT 3					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>WP 2016 04 1 R17-NEW POOL WITH HEAT</td> <td></td> <td>04/2016</td> <td>12/2016</td> <td></td> </tr> <tr> <td>R2016 03 20 R17-NEW 1666 SQ FT SQ DETACH GA</td> <td></td> <td>03/2016</td> <td>12/2016</td> <td>300,000</td> </tr> <tr> <td>R2015 01 1 R16-NEW 6017 SQ FT SFR</td> <td></td> <td>01/2015</td> <td>08/2015</td> <td>1,050,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP 2016 04 1 R17-NEW POOL WITH HEAT		04/2016	12/2016		R2016 03 20 R17-NEW 1666 SQ FT SQ DETACH GA		03/2016	12/2016	300,000	R2015 01 1 R16-NEW 6017 SQ FT SFR		01/2015	08/2015	1,050,000
Number	Description	Opened	Closed	Amount																									
WP 2016 04 1 R17-NEW POOL WITH HEAT		04/2016	12/2016																										
R2016 03 20 R17-NEW 1666 SQ FT SQ DETACH GA		03/2016	12/2016	300,000																									
R2015 01 1 R16-NEW 6017 SQ FT SFR		01/2015	08/2015	1,050,000																									
Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
					2654/108	LISTER, DARREN M & CRISTINA	08/17/2017		4																				
					2488/431	IRONWOOD CUSTOM HOMES LLC	07/20/2015	1,400,000	YES																				
					2447/362	ZOLLER, ROBERT & DEBBIE	12/30/2014	195,000	15																				
					2349/893	C.A.B.O. DEVELOPMENT COMPANY LI	08/16/2013	195,000	YES																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																				
Remove Cap	2016	Land Value	324,343	324,343	11%	35,678	Assessed	188,524	18,467.81																				
Year Frozen	0	Improvements	1,462,933	1,389,512		152,846	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	1,787,276	1,713,855		188,524	Total Taxable	188,524	18,468.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660095804	LISTER, DARREN M & CRISTINA L			3	1,646,068	0	179,547	17,588.00																				
2024	2024-660095804	LISTER, DARREN M & CRISTINA L			3	1,554,518	0	170,997	16,428.00																				
2023	2023-660095804	LISTER, DARREN M & CRISTINA L			3	1,643,538	0	180,789	16,942.00																				
2022	2022-660095804	LISTER, DARREN M & CRISTINA L			3	1,630,125	0	179,314	17,567.00																				
2021	2021-660095804	LISTER, DARREN M & CRISTINA L			3	1,589,389	0	174,833	16,913.00																				
2020	2020-660095804	LISTER, DARREN M & CRISTINA L			3	1,587,522	0	174,627	16,869.00																				
2019	2019-660095804	LISTER, DARREN M & CRISTINA L			3	1,576,691	0	173,436	16,766.00																				
2018	2018-660095804	LISTER, DARREN M & CRISTINA L			3	1,580,501	0	173,855	16,182.00																				
2017	2017-660095804	LISTER, DARREN M & CRISTINA L			3	1,544,499	0	169,895	15,980.00																				
2016	2016-660095804	LISTER, DARREN M & CRISTINA			3	1,400,000	0	154,000	14,499.00																				
2015	2015-660095804	LISTER, DARREN M & CRISTINA			3	195,000	0	21,450	2,034.00																				
2014	2014-660095804	ZOLLER, ROBERT & DEBBIE			3	195,000	0	21,450	2,053.00																				



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:35:34
 Page 2

Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.4459		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	62,983.00 x 5.15 = 324,343		
Factor Value			
Adjustments	1.0000		
Lot Value	324,343		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-26\IMG_011: 7/27/2021

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6.5 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Frame, Stucco 25% Veneer, Stone
Base/Total Area	4,690 / 6,100
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,690
Fixture/RghIn	5 /
Bed/F/H Bath	4 / 5.0 /
Basement Area	
Garage Type	1,355 Attached Garage - Finished
Remodel	
Year/Eff Age	2015 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	1,205,190	197.57	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,520,730		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	134.89	Total Misc Impr	+ 59,917
Roofing Adj	+ 5.75	Garage Cost	+ 179,239
Subfloor Adj	+ -9.64	Total RCN	= 1,191,793
Heat/Cool Adj	+ 22.94	Depreciation (2%)	- 23,836
Plumbing Adj	+ 2.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 1,167,957
Adj Base Cost	= 156.17	Lot Value	+ 324,343
Total Area	x 6,100	Indicated Value	= 1,492,300
Adjusted Cost	= 952,637	Value Per SqFt	244.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,167,957		
Lot Value	324,343		
Indicated Value	1,492,300	244.64	Per SqFt
Agland Value			
Site Improvements	39,782		
Total Value	1,532,082	251.16	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	9,658.49		9,658
PRCH	SLAB PORCH - COVERED	123734	216		216	45.76		9,884
PRCH	SLAB PORCH - COVERED	123735	9x5		45	46.93		2,112
PRCH	SLAB PORCH - COVERED	123736	873		873	42.75		37,321
PRCH	SLAB PORCH - COVERED	123737	5x4		20	47.09		942



Rogers

Assessment Property Record Card for Tax Year 2026

Date provided by LISA DELOZIER County Assessor

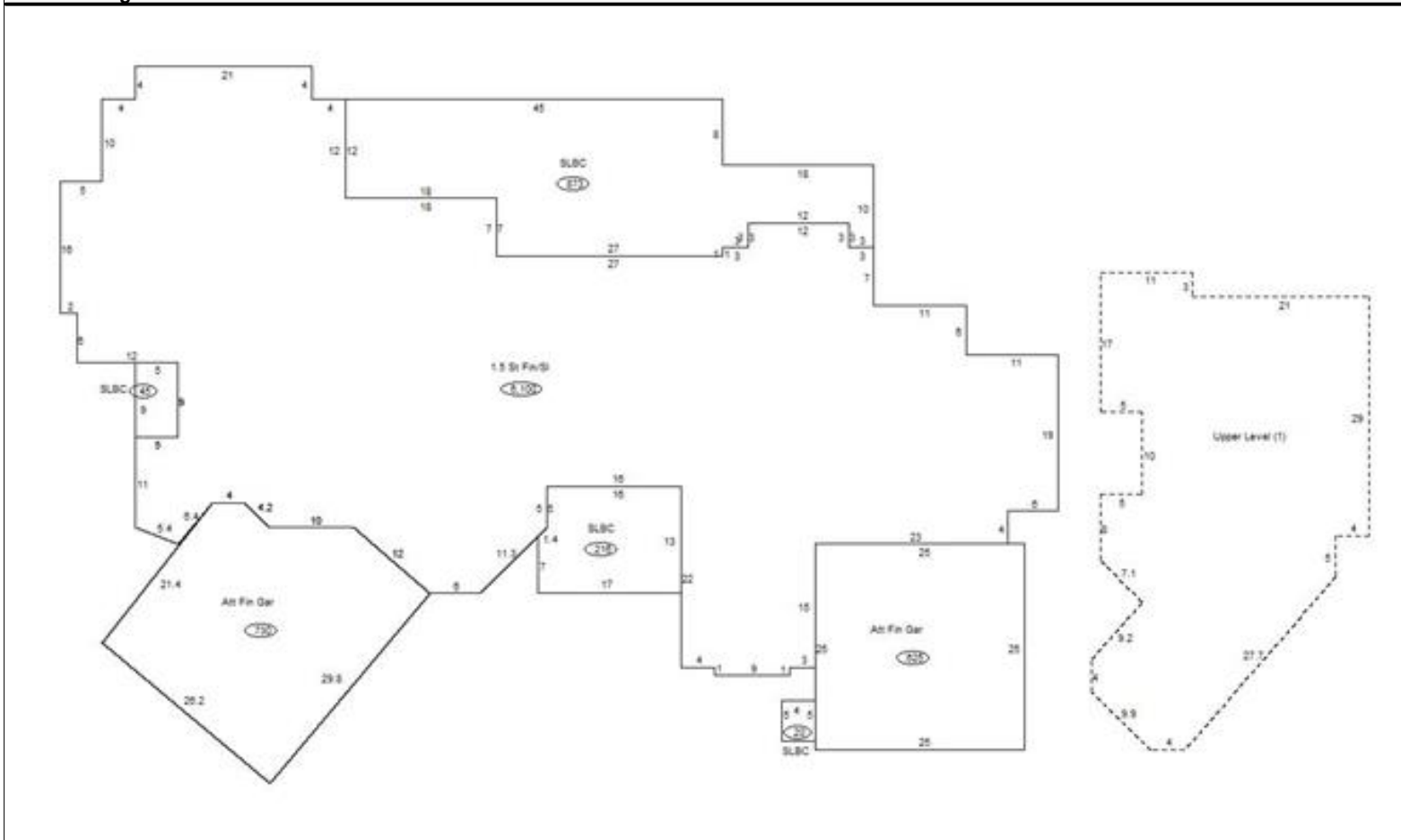
Date 04/18/2026

Time 08:35:34

Page 3

Sketch Image

660095804



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/SI	4,690	1.301	6,100
2	U	^UL		13	Upper Level (1)	1,410	1.000	1,410
3	G	5		13	Att Fin Gar	730	1.000	730
4	G	5		13	Att Fin Gar	625	1.000	625
5	M	PRCH		13	SLBC	216	1.000	216
6	M	PRCH		13	SLBC	45	1.000	45
7	M	PRCH		13	SLBC	873	1.000	873
8	M	PRCH		13	SLBC	20	1.000	20
Total Building Area						4,690		6,100



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:35:34
Page 4

660095804

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		702		
	Qual	6	Cond	6	Year	2016	Eff Age	3
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD		
Base Cost (66.67 x 702)		46,802		46,802	7,020	39,782		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:35:34
Page 5

Lot Data		Primary Image						
Lot Size	-	<p>\\tsclient\C\Users\MRF\Pictures\2016-12-19\DCIM\100__12\IMG_ 1/25/2017</p>						
Lot Count	1							
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS							
	0							
	1							
Method								
Base Lot Value								
Factor Value								
Adjustments	1.0000							
Lot Value								
Residential Data								
Type	1 Single Family Residence							
Condition	6 - Excellent							
Quality	6 - Excellent							
Architecture								
Style	100% One Story							
Exterior Wall	80% Frame, Stucco 20% Veneer, Stone							
Base/Total Area	649 / 649							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	649							
Fixture/RghIn	4 /							
Bed/F/H Bath	1 / 1.0 /							
Basement Area								
Garage Type	962 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	2016 / 3							
Cost Approach		Manual : 01/2025						
Base Cost	174.79	Total Misc Impr	+ 40,847					
Roofing Adj	+ 10.49	Garage Cost	+ 77,672					
Subfloor Adj	+ -12.27	Total RCN	= 255,484					
Heat/Cool Adj	+ 21.74	Depreciation (2%)	- 5,110					
Plumbing Adj	+ 16.29	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 250,374					
Adj Base Cost	= 211.04	Lot Value	+ 40,847					
Total Area	x 649	Indicated Value	= 250,374					
Adjusted Cost	= 136,965	Value Per SqFt	385.78					
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code 1 Test								
Adusted R	0.8445							
Indicated Value	259,697	400.15	Per SqFt					
Direct Comparables								
Selection Model A Adam Test								
Adjustment Model	1 2022 Residential							
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach Cost Approach								
Improvements	250,374							
Lot Value								
Indicated Value	250,374	385.78	Per SqFt					
Agland Value								
Site Improvements	4,820							
Total Value	255,194	393.21	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	135008	962		962	42.46		40,847



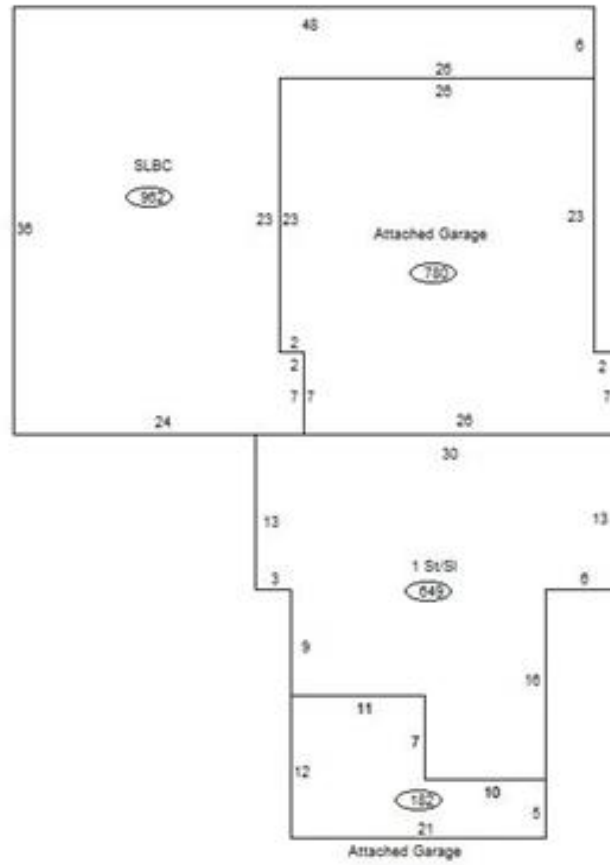
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:35:34
 Page 6

Sketch Image

660095804



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	649	1.000	649
2	G	1		13	Attached Garage	780	1.000	780
3	G	1		13	Attached Garage	182	1.000	182
4	M	PRCH		13	SLBC	962	1.000	962
Total Building Area						649		649



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:35:34
Page 7

660095804

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual	4	Cond	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4,820.00 x 1)	4,820		4,820	4,820