



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:19:13
 Page 1

Assessment Data	Primary Image
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Account 660109007
Parcel ID 21N17E-18-3-00000-001-0000
Cadastral ID 18-21-17-03110
Property Type REAL - Real Property
Property Class RR VI Area 3
Tax Area 5 - JUSTUS RURAL/NO FIRE
Name ID 344326
 SUMNERS, CHERYL L
 REVOCABLE TRUST

 2929 E 56TH PL
 TULSA OK 74105-0000

Parcel Location
Situs 21701 S SUNDANCE DR
Subdivision
Lot/Block / **Parcel Size** 6 - Acres
Sec/Twn/Rng 18 / 21 / 17 / 3
Neighborhood 2117 - UNPLATTED
School District S009 - JUSTUS-TIAWAH SCHOOLS



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Legal Description	Lat/Long: 36.29588051 -95.53977877
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TR DESC 2024-005689 AS COMM SE/C GOVT LOT 4; S88.3635W 597 46'; N01.2834W 883.82' TO POB; N01.2834W 436.64'; N88.3850E 598 77'; S01.2511E 436.67'; S88.3850W 598.34' TO POB.

Building Permits					
Number	Description	Opened	Closed	Amount	

Number	Description	Opened	Closed	Amount	
R24 067	NEW POOL	11/2024	10/2025	75,000	
R24 315	NEW SFR 2370 SQ FT	09/2024	10/2025	400,000	
S24	S25 SPLIT	05/2024	09/2024		

Exemptions				
Code	Type	Active	Maximum	Exemption

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History					
Bk/Pg	Grantor	Date	Price	Code	

Bk/Pg	Grantor	Date	Price	Code	
/	LAMBERT, JIMMY WAYNE &	04/22/2024	167,000	YES	

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax

Remove Cap	2025	Land Value	167,000	167,000	11%	18,370	Assessed	73,738	6,123.94
Year Frozen		Improvements	503,346	503,346		55,368	Penalty	0	
Uncapped Value	503,346	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	670,346	670,346		73,738	Total Taxable	72,738	6,041.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	

2025	2025-660109007	SUMNERS, CHERYL L	5	167,000	0	18,370	1,526.00	
2024	2024-660109007	SUMNERS, CHERYL L	5	1,344	0	148	12.00	



Rogers

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Date 04/18/2026
 Time 11:19:13
 Page 2

Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 6.3095 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 274,843.00 x .34 = 92,202 Factor Value Adjustments 1.8112 Lot Value 167,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,635 / 2,635
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,635
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	1,008 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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GRM Approach	
GRM Code	
Gross Rent Indicated Value	0.00

Multiple Regression	
MRA Code	
Adjusted R Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	112.16	Total Misc Impr	+	24,882			
Roofing Adj	+ 5.77	Garage Cost	+	57,365			
Subfloor Adj	+ -4.53	Total RCN	=	442,320			
Heat/Cool Adj	+ 16.31	Depreciation (1%)	-	4,423			
Plumbing Adj	+ 6.94	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	437,897			
Adj Base Cost	= 136.65	Lot Value	+	167,000			
Total Area	x 2,635	Indicated Value	=	604,897			
Adjusted Cost	= 360,073	Value Per SqFt		229.56			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	437,897		
Lot Value	167,000		
Indicated Value	604,897	229.56	Per SqFt
Agland Value			
Site Improvements	65,449		
Total Value	670,346	254.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176792	10x5		50	33.03		1,652
PATC	Patio - Covered	176793	654		654	18.86		12,334
FPPF	Fireplace - Prefabricated			1 2025	1	6,700.26		6,700
ODFP	Outdoor Fireplace/Firepit			1 2025	1	4,196.11		4,196



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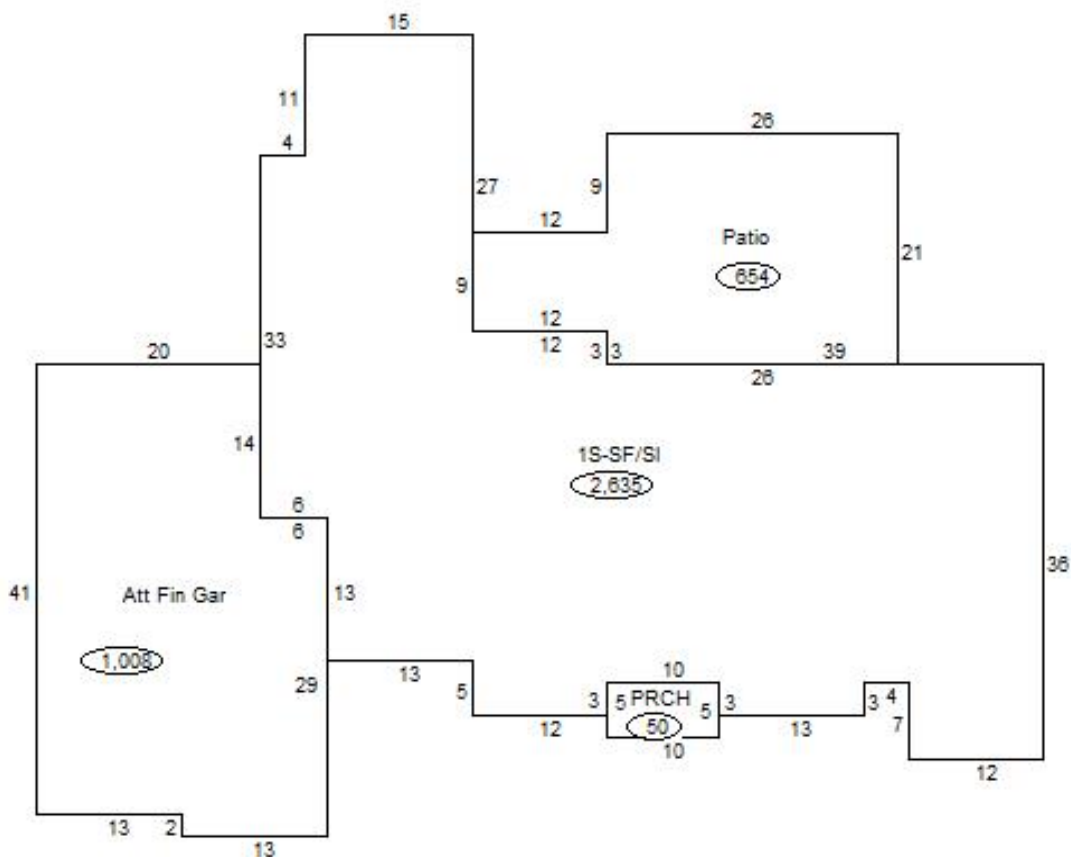
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Date 04/18/2026
 Time 11:19:13
 Page 3

Sketch Image

660109007



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,635	1.000	2,635
2	G	5		20	Att Fin Gar	1,008	1.000	1,008
3	M	PRCH		20	PRCH	50	1.000	50
4	M	PATC		20	Patio	654	1.000	654
Total Building Area						2,635		2,635



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Time 11:19:13
Page 4

660109007

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	28x38x6	Concrete		1,064
	Qual	6	Cond 3	Year 2025	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (64.75 x 1,064)	68,894	68,894	3,445	65,449