



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660004099 Parcel ID 000000-00-0-10260-002-0011 Cadastral ID 05-21-16-06500 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 314573 RLFVF LLC 24802 S WELLS RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 01133 W 16TH PL N Subdivision MEADOW VIEW Lot/Block 0011 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-21\IMG_003i 4/24/2023</p>																																																	
Legal Description Lot/Long: 36.32527861 -95.62364102																																																						
LOT 11 BLOCK 2 MEADOW VIEW					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																																													
H	Homestead	No	1,000		2720/869	MCDANIEL, STANLEY A	06/29/2018	314,000	WG																																													
PD	Add-Homestead	No	1,000		2286/562	SMITH, ERMA N	11/19/2012	57,000	YES																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2019</td> <td>Land Value</td> <td>45,685</td> <td>26,683</td> <td>11%</td> <td>2,935</td> <td>Assessed</td> <td>10,095 933.08</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>65,926</td> <td>65,091</td> <td> </td> <td>7,160</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>111,611</td> <td>91,774</td> <td>10,095</td> <td>Total Taxable</td> <td>10,095</td> <td>933.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2019	Land Value	45,685	26,683	11%	2,935	Assessed	10,095 933.08	Year Frozen	0	Improvements	65,926	65,091		7,160	Penalty	0	Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0 0.00	TIF Project ID	0	Total Value	111,611	91,774	10,095	Total Taxable	10,095	933.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004099	RLFVF LLC	17	109,434	0	9,614	889.00																																															
2024	2024-660004099	RLFVF LLC	17	108,210	0	9,156	846.00																																															
2023	2023-660004099	RLFVF LLC	17	89,006	0	8,721	799.00																																															
2022	2022-660004099	RLFVF LLC	17	75,504	0	8,305	769.00																																															
2021	2021-660004099	RLFVF LLC	17	76,651	0	8,432	745.00																																															
2020	2020-660004099	RLFVF LLC	17	77,254	0	8,498	778.00																																															
2019	2019-660004099	RLFVF LLC	17	73,848	0	8,123	752.00																																															
2018	2018-660004099	RLFVF LLC	17	76,859	0	8,454	781.00																																															
2017	2017-660004099	SL LLC	17	76,294	0	8,392	771.00																																															
2016	2016-660004099	SL LLC	17	74,572	0	8,203	770.00																																															
2015	2015-660004099	SL LLC	17	71,916	0	7,911	713.00																																															
2014	2014-660004099	SL LLC	17	73,939	0	8,111	752.00																																															
2013	2013-660004099	SL LLC	17	70,222	0	7,724	707.00																																															



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	8500		
Non-Ag Acres	0.2123		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	9,250.00 x 4.94 = 45,685		
Factor Value			
Adjustments	1.0000		
Lot Value	45,685		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	918 / 918
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	918
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	494 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	108,640 118.34 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	121,730 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	65,926
Lot Value	45,685
Indicated Value	111,611 121.58 Per SqFt
Agland Value	
Site Improvements	
Total Value	111,611 121.58 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.34	Total Misc Impr	+ 425
Roofing Adj	+ 5.41	Garage Cost	+ 11,555
Subfloor Adj	+ 0.00	Total RCN	= 134,542
Heat/Cool Adj	+ 10.30	Depreciation (51%)	- 68,616
Plumbing Adj	+ 5.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 65,926
Adj Base Cost	= 133.51	Lot Value	+ 45,685
Total Area	x 918	Indicated Value	= 111,611
Adjusted Cost	= 122,562	Value Per SqFt	121.58

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10497	5x4		20	21.23		425



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Sketch Image

660004099



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	918	1.000	918
2	G	1		13	Attached Garage	494	1.000	494
3	M	PRCH		13	SLBC	20	1.000	20
Total Building Area						918		918