



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:36:26
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Assessment Data					Primary Image									
Account	660072063				No Image On File									
Parcel ID	21N15E-33-3-00000-000-0000													
Cadastral ID	33-21-15-00711													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	316292													
RAVEN BLUFF PROPERTIES LLC														
25375 S 4150 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size	.4 - Acres											
Sec/Twn/Rng	33 / 21 / 15 / 3													
Neighborhood	6090 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.25113367 -95.71492490														
BEG AT S SW/C LOT 3 BLK 1 CEDAR LANE, SD COR BEING COMMON TO NW/C LOT 2 BLK 1 & BEING POB, TH N 107', TH W ON S/L LOT 3 BLK 1 210' TO W SW/C LOT 3 BLK 1, SD COR BEING ON E/L LOT 4 BLK 1, TH S 65.12', TH S 78-40-37 E 214' TO POB														
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					
					/	WRIGHT, JOANNA &	04/23/2020	7,000	YES					
					1126/577	COOK, JIMMY LEE	08/14/1998	5,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2021	Land Value	15,050	15,050	11%	Assessed	1,656	172.44						
Year Frozen	0	Improvements	0	0		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00						
TIF Project ID	0	Total Value	15,050	15,050		Total Taxable	1,656	172.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660072063	RAVEN BLUFF PROPERTIES LLC	4	15,050	0	1,630	169.00							
2024	2024-660072063	RAVEN BLUFF PROPERTIES LLC	4	15,050	0	1,552	149.00							
2023	2023-660072063	RAVEN BLUFF PROPERTIES LLC	4	13,824	0	1,478	139.00							
2022	2022-660072063	RAVEN BLUFF PROPERTIES LLC	4	12,800	0	1,408	136.00							
2021	2021-660072063	RAVEN BLUFF PROPERTIES LLC	4	12,800	0	1,408	132.00							
2020	2020-660072063	RAVEN BLUFF PROPERTIES LLC	4	12,800	0	987	92.00							
2019	2019-660072063	WRIGHT, JOANNA &	4	10,400	0	940	90.00							
2018	2018-660072063	WRIGHT, JOANNA &	4	10,400	0	895	85.00							
2017	2017-660072063	WRIGHT, JOANNA &	4	10,400	0	853	82.00							
2016	2016-660072063	WRIGHT, JOANNA &	4	10,400	0	812	77.00							
2015	2015-660072063	WRIGHT, JOANNA &	4	10,400	0	773	75.00							
2014	2014-660072063	WRIGHT, JOANNA &	4	10,400	0	737	68.00							
2013	2013-660072063	WRIGHT, JOANNA &	4	10,400	0	702	66.00							



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Lot Data		Square-Foot - NBHD 6090 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	0.4							
Non-Ag Acres	0.4319							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	18,813.00 x .80 = 15,050							
Factor Value								
Adjustments	1.0000							
Lot Value	15,050							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model 1 Res				
Year/Eff Age	/			Adjustment Model A2 AO Test				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 15,050					
Total Area	x	Indicated Value	= 15,050					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 15,050				
				Indicated Value 15,050 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 15,050 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value