




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:45:24
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Assessment Data					Primary Image				
Account	660106312				 <p>660106312_001.JPG 1/16/2026</p>				
Parcel ID	000000-0001-001-0-000-00								
Cadastral ID	20-21-16-12010								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	348809								
HESTIA WH LLC									
225 LIBERTY ST STE 4210 NEW YORK NY 10281-0000									
Parcel Location									
Situs	01118 RAVEN DR								
Subdivision	RED PLAINS PHASE I								
Lot/Block	0001 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	20 / 21 / 16 / 5								
Neighborhood	1166 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28736514 -95.62379610									
Building Permits									
LOT 1 BLOCK 1 RED PLAINS PHASE I									
Number	Description	Opened	Closed	Amount					
R25 072	NEW SFR 1616 SQ FT	07/2025	01/2026	165,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	LENNAR HOMES OF OKLAHOMA LLC	11/20/2025	215,500	15					
/	TULSA L DEV LLC	10/21/2025	971,500	15					
/	RAUSCH COLEMAN HOMES OF TULSA	01/15/2025		15					
/	TULSA L DEV LLC	10/06/2021	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2026	Land Value	40,824	40,824	11%	Assessed	25,586	2,364.91	
Year Frozen		Improvements	191,777	191,777		Penalty	0		
Uncapped Value	191,777	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0	Total Value	232,601	232,601		Total Taxable	25,586	2,365.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106312	TULSA L DEV LLC	17	3,834	0	422	39.00		
2024	2024-660106312	RAUSCH COLEMAN HOMES OF TULSA LLC	17	3,834	0	422	39.00		
2023	2023-660106312	RAUSCH COLEMAN HOMES OF TULSA LLC	17	3,834	0	422	39.00		
2022	2022-660106312	RAUSCH COLEMAN HOMES OF TULSA LLC	17	3,834	0	422	39.00		



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2069		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	9,011.00 x 5.20 = 46,822		
Factor Value			
Adjustments	0.8719		
Lot Value	40,824		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,611 / 1,611
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,611
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	411 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	90.76	Total Misc Impr	+ 2,386
Roofing Adj	+ 4.00	Garage Cost	+ 12,700
Subfloor Adj	+ 0.00	Total RCN	= 193,714
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 1,937
Plumbing Adj	+ 5.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 191,777
Adj Base Cost	= 110.88	Lot Value	+ 40,824
Total Area	x 1,611	Indicated Value	= 232,601
Adjusted Cost	= 178,628	Value Per SqFt	144.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,777		
Lot Value	40,824		
Indicated Value	232,601	144.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	232,601	144.38	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	194139	5x5		25	21.21	530
PATC	Patio - Covered	194140	13x8		104	17.85	1,856

