




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:45:27
Page 1

Assessment Data					Primary Image																																																	
Account 660106313 Parcel ID 000000-0001-002-0-000-00 Cadastral ID 20-21-16-12020 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 348915 RED PLAINS PROPERTY LLC 1911 W C ST JENKS OK 74037-0000 Parcel Location Situs 01116 RAVEN DR Subdivision RED PLAINS PHASE I Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>660106313_001.JPG 1/16/2026</p>																																																	
Legal Description Lot/Long: 36.28729968 -95.62337894 LOT 2 BLOCK 1 RED PLAINS PHASE I																																																						
Exemptions					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>R25 071</td> <td>NEW SFR 1355 SQ FT</td> <td>07/2025</td> <td>01/2026</td> <td>145,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 071	NEW SFR 1355 SQ FT	07/2025	01/2026	145,000																																			
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 Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1761		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,671.00 x 5.75 = 44,142		
Factor Value			
Adjustments	1.0000		
Lot Value	44,142		



660106313_001.JPG 1/16/2026

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,355 / 1,355
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,355
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 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	101.57	Total Misc Impr	+	1,922	
Roofing Adj	+ 4.63	Garage Cost	+	14,968	
Subfloor Adj	+ -1.21	Total RCN	=	185,127	
Heat/Cool Adj	+ 11.47	Depreciation (1%)	-	1,851	
Plumbing Adj	+ 7.70	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	183,276	
Adj Base Cost	= 124.16	Lot Value	+	44,142	
Total Area	x 1,355	Indicated Value	=	227,418	
Adjusted Cost	= 168,237	Value Per SqFt		167.84	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,276		
Lot Value	44,142		
Indicated Value	227,418	167.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	227,418	167.84	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	194222	6x5		30	24.17	725
PATC	Patio - Covered	194223	9x7		63	19.00	1,197



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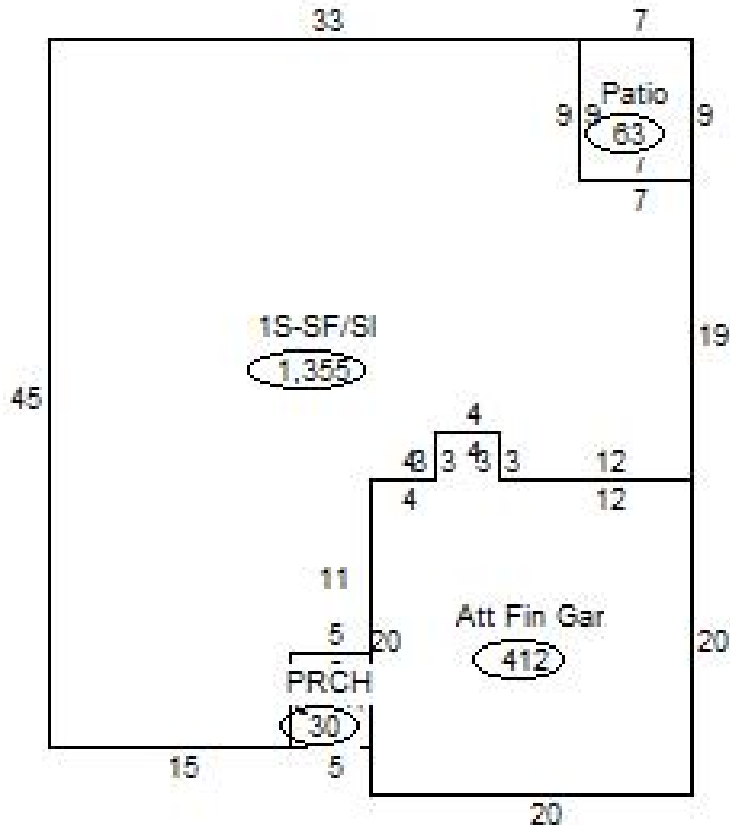
Date 04/18/2026

Time 10:45:27

Page 3

Sketch Image

660106313



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,355	1.000	1,355
2	G	5		20	Att Fin Gar	412	1.000	412
3	M	PRCH		20	PRCH	30	1.000	30
4	M	PATC		20	Patio	63	1.000	63
Total Building Area						1,355		1,355