



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:45:32  
Page 1

Assessment Data				Primary Image						
Account	660106316									
Parcel ID	000000-0001-005-0-000-00									
Cadastral ID	20-21-16-12050									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	344841									
TOLBERT, AVERY & ALEXANDRIA										
1110 RAVEN DR CLAREMORE OK 74019-0000										
Parcel Location										
Situs	01110 RAVEN DR									
Subdivision	RED PLAINS PHASE I									
Lot/Block	0005 / 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: 36.28734353 -95.62286434				Building Permits						
LOT 5 BLOCK 1 RED PLAINS PHASE I				Number	Description	Opened	Closed	Amount		
				R21 553	R23-NEW SFR 1337 SQ FT	12/2021	05/2022	134,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	CMC SFR 1 LLC	07/15/2024	220,000	YES	
					/	RAUSCH COLEMAN HOMES OF TULSA	04/21/2022	226,000	YES	
					/	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	2025	Land Value	54,819	54,819	11%	6,030	Assessed	24,991	2,309.92	
Year Frozen		Improvements	172,371	172,371		18,961	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	227,190	227,190		24,991	Total Taxable	24,991	2,310.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106316	TOLBERT, AVERY & ALEXANDRIA			17	220,001	0	24,200	2,237.00	
2024	2024-660106316	TOLBERT, AVERY & ALEXANDRIA			17	226,000	0	24,860	2,298.00	
2023	2023-660106316	CMC SFR 1 LLC			17	226,000	0	24,860	2,277.00	
2022	2022-660106316	CMC SFR 1 LLC			17	3,834	0	422	39.00	



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Time 10:45:32  
Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1804		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,859.00 x 5.66 = 44,518		
Factor Value			
Adjustments	1.2314		
Lot Value	54,819		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-5\IMG\_000 10/5/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,282 / 1,282
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,282
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	361 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	199,228	155.40	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	101.70	Total Misc Impr	+ 4,245
Roofing Adj	+ 4.57	Garage Cost	+ 13,566
Subfloor Adj	+ -1.16	Total RCN	= 177,702
Heat/Cool Adj	+ 11.47	Depreciation ( 3%)	- 5,331
Plumbing Adj	+ 8.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 172,371
Adj Base Cost	= 124.72	Lot Value	+ 54,819
Total Area	x 1,282	Indicated Value	= 227,190
Adjusted Cost	= 159,891	Value Per SqFt	177.22

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,371		
Lot Value	54,819		
Indicated Value	227,190	177.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	227,190	177.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153996	15x7		105	23.94		2,514
PRCH	Slab Porch - Covered	153997	12x6		72	24.04		1,731



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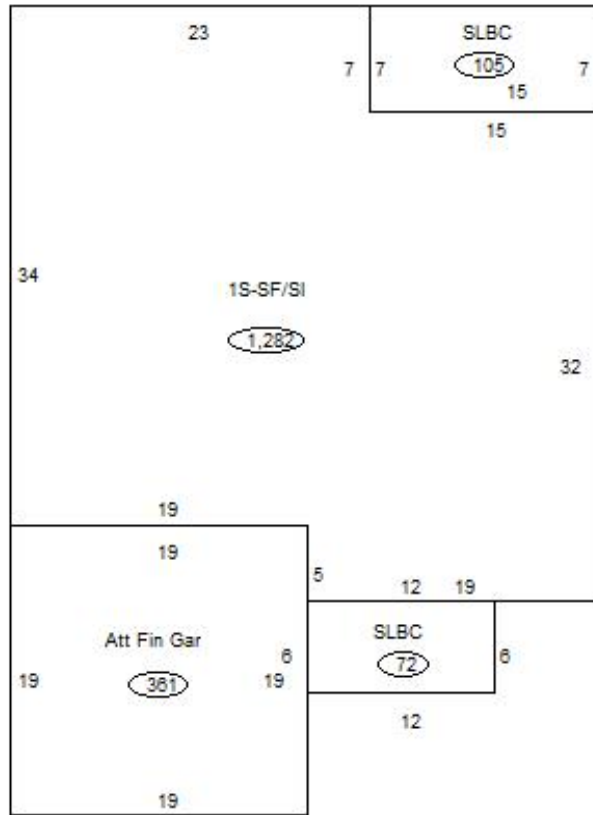
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 Page 3

Sketch Image

660106316



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,282	1.000	1,282
2	G	5		13	Att Fin Gar	361	1.000	361
3	M	PRCH		13	SLBC	105	1.000	105
4	M	PRCH		13	SLBC	72	1.000	72
<b>Total Building Area</b>						1,282		1,282