




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:45:35
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Assessment Data				Primary Image						
Account	660106318			 <p style="text-align: right; color: orange;">10/05/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-5\IMG_000: 10/5/2023</p>						
Parcel ID	000000-0001-007-0-000-00									
Cadastral ID	20-21-16-12070									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	344173									
TOLBERT, MICHAEL A										
1106 RAVEN DR CLAREMORE OK 74019-0000										
Parcel Location										
Situs	01106 RAVEN DR									
Subdivision	RED PLAINS PHASE I									
Lot/Block	0007 / 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: 36.28736001 -95.62248941				Building Permits						
LOT 7 BLOCK 1 RED PLAINS PHASE I				Number	Description	Opened	Closed	Amount		
				R21 556	R23-NEW SFR 1446 SQ FT	12/2021	05/2022	136,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	CMC SFR 1 LLC	04/22/2024	225,000	YES	
					/	RAUSCH COLEMAN HOMES OF TULSA	04/21/2022	231,000	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	43,996	43,996	11%	4,840	Assessed	25,733	2,378.50	
Year Frozen		Improvements	189,939	189,939		20,893	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	233,935	233,935		25,733	Total Taxable	25,733	2,379.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106318	TOLBERT, MICHAEL A		17	226,008	0	24,861	2,298.00		
2024	2024-660106318	TOLBERT, MICHAEL A		17	225,467	0	24,801	2,292.00		
2023	2023-660106318	CMC SFR 1 LLC		17	231,000	0	25,410	2,328.00		
2022	2022-660106318	CMC SFR 1 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	0.1744		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,598.00 x 5.79 = 43,996		
Factor Value			
Adjustments	1.0000		
Lot Value	43,996		



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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	1,441 / 1,441
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,441
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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	210,680	146.20	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	101.26	Total Misc Impr	+ 3,971
Roofing Adj	+ 4.56	Garage Cost	+ 14,109
Subfloor Adj	+ -1.19	Total RCN	= 195,813
Heat/Cool Adj	+ 11.47	Depreciation (3%)	- 5,874
Plumbing Adj	+ 7.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 189,939
Adj Base Cost	= 123.34	Lot Value	+ 43,996
Total Area	x 1,441	Indicated Value	= 233,935
Adjusted Cost	= 177,733	Value Per SqFt	162.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,939		
Lot Value	43,996		
Indicated Value	233,935	162.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	233,935	162.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154010	14x9		126	23.85		3,005
PRCH	Slab Porch - Covered	154011	8x5		40	24.14		966



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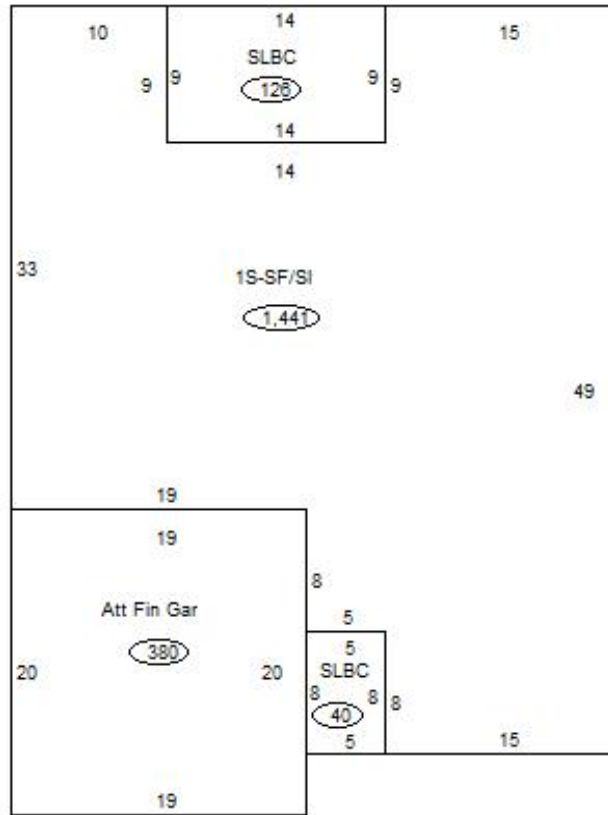
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Sketch Image

660106318



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,441	1.000	1,441
2	G	5		13	Att Fin Gar	380	1.000	380
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PRCH		13	SLBC	40	1.000	40
Total Building Area						1,441		1,441