



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:45:37
Page 1

Assessment Data					Primary Image				
Account	660106319								
Parcel ID	000000-0001-008-0-000-00								
Cadastral ID	20-21-16-12080								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	346291								
VILLAFANE FAMILY REVOCABLE TRUST									
1104 RAVEN DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01104 RAVEN DR								
Subdivision	RED PLAINS PHASE I								
Lot/Block	0008 / 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: 36.28731649 -95.62214103									
Building Permits									
LOT 8 BLOCK 1 RED PLAINS PHASE I									
Number	Description	Opened	Closed	Amount					
R21 557	R23-NEW SFR 1613 SQ FT	12/2021	05/2022	143,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	ENGELBRECHT-VILLAFANE, ALEXIS &	01/25/2025		4					
/	RAUSCH COLEMAN HOMES OF TULSA/	04/22/2022	230,500	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	2023	Land Value	44,096	44,096	11%	4,851	Assessed	26,312 2,432.02	
Year Frozen		Improvements	196,327	195,101		21,461	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	240,423	239,197		26,312	Total Taxable	25,312 2,340.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106319	VILLAFANE FAMILY	17	232,231	1000	24,546	2,269.00		
2024	2024-660106319	ENGELBRECHT-VILLAFANE, ALEXIS &	17	232,480	1000	24,573	2,271.00		
2023	2023-660106319	ENGELBRECHT-VILLAFANE, ALEXIS &	17	230,516	1000	24,357	2,231.00		
2022	2022-660106319	ENGELBRECHT-VILLAFANE, ALEXIS &	17	3,834	0	422	39.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:45:37
 Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1756		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,648.00 x 5.77 = 44,096		
Factor Value			
Adjustments	1.0000		
Lot Value	44,096		



\\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, Stone 70% Frame, Siding, Vinyl
Base/Total Area	1,485 / 1,485
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,485
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	411 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	216,150	145.56	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	102.21	Total Misc Impr	+ 3,215
Roofing Adj	+ 4.52	Garage Cost	+ 14,940
Subfloor Adj	+ -1.16	Total RCN	= 202,399
Heat/Cool Adj	+ 11.47	Depreciation (3%)	- 6,072
Plumbing Adj	+ 7.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 196,327
Adj Base Cost	= 124.07	Lot Value	+ 44,096
Total Area	x 1,485	Indicated Value	= 240,423
Adjusted Cost	= 184,244	Value Per SqFt	161.90

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,327		
Lot Value	44,096		
Indicated Value	240,423	161.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	240,423	161.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154014	6x5		30	24.17		725
PRCH	Slab Porch - Covered	154015	13x8		104	23.94		2,490



Rogers

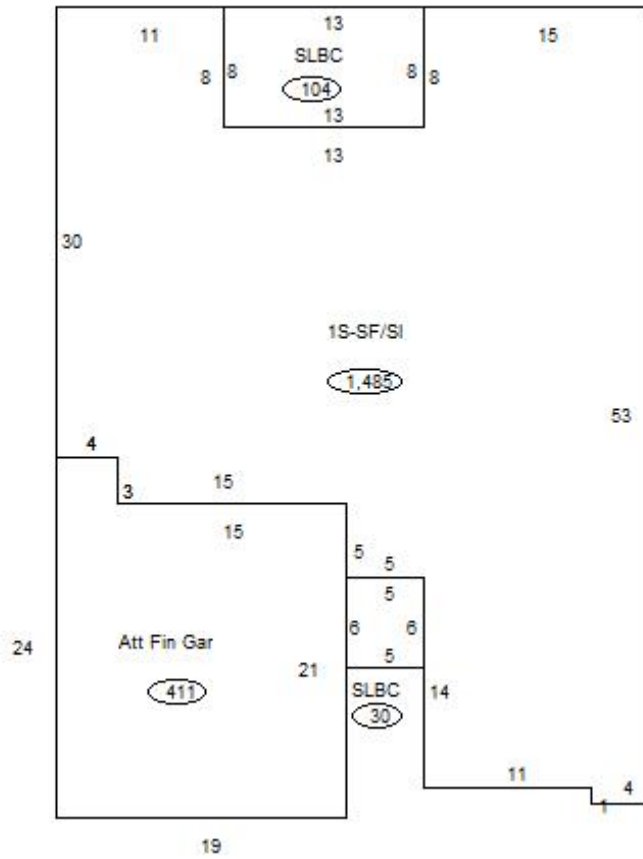
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:45:37
 Page 3

Sketch Image

660106319



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,485	1.000	1,485
2	G	5		13	Att Fin Gar	411	1.000	411
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	104	1.000	104
Total Building Area						1,485		1,485