



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																					
<b>Account</b> 660106320 <b>Parcel ID</b> 000000-0001-009-0-000-00 <b>Cadastral ID</b> 20-21-16-12090 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 338246 LIU, JOSHUA  351 KING ST UNIT 419 SAN FRANCISCO CA 94158-0000  <b>Parcel Location</b> <b>Situs</b> 01102 RAVEN DR <b>Subdivision</b> RED PLAINS PHASE I <b>Lot/Block</b> 0009 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																										
<b>Legal Description</b> Lot/Long: 36.28736807 -95.62208418																																																										
<b>Building Permits</b>					<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>R21 558</td> <td>R23-NEW SFR 1480 SQ FT</td> <td>12/2021</td> <td>05/2022</td> <td>138,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 558	R23-NEW SFR 1480 SQ FT	12/2021	05/2022	138,000																																							
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<b>Exemptions</b>					<b>Sale History</b>																																																					
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																																	
					/	RAUSCH COLEMAN HOMES OF TULSA	04/13/2022	223,500	YES																																																	
					/	TULSA L DEV LLC	10/06/2021	0	WB																																																	
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value</td> <td>44,628</td> <td>44,628</td> <td>11%</td> <td>4,909</td> <td>Assessed</td> <td>26,689</td> <td>2,466.86</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>197,998</td> <td>197,998</td> <td></td> <td>21,780</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>242,626</td> <td>242,626</td> <td></td> <td>26,689</td> <td>Total Taxable</td> <td>26,689</td> <td>2,467.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2023	Land Value	44,628	44,628	11%	4,909	Assessed	26,689	2,466.86	Year Frozen		Improvements	197,998	197,998		21,780	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	242,626	242,626		26,689	Total Taxable	26,689	2,467.00
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<b>Assessment History</b>																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660106320	LIU, JOSHUA	17	234,719	0	25,819	2,386.00																																																			
2024	2024-660106320	LIU, JOSHUA	17	235,420	0	25,814	2,386.00																																																			
2023	2023-660106320	LIU, JOSHUA	17	223,500	0	24,585	2,252.00																																																			
2022	2022-660106320	LIU, JOSHUA	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	0.1817		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,914.00 x 5.64 = 44,628		
Factor Value			
Adjustments	1.0000		
Lot Value	44,628		



\\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	1,460 / 1,460
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,460
Fixture/RghIn	/
Bed/F/H Bath	/ 2.0 / 3.0
Basement Area	
Garage Type	404 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	213,991	146.57	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	100.89	Total Misc Impr	+ 2,666
Roofing Adj	+ 4.55	Garage Cost	+ 14,766
Subfloor Adj	+ -1.18	Total RCN	= 204,122
Heat/Cool Adj	+ 11.47	Depreciation ( 3%)	- 6,124
Plumbing Adj	+ 12.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 197,998
Adj Base Cost	= 127.87	Lot Value	+ 44,628
Total Area	x 1,460	Indicated Value	= 242,626
Adjusted Cost	= 186,690	Value Per SqFt	166.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,998		
Lot Value	44,628		
Indicated Value	242,626	166.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	242,626	166.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154022	13x7		91	23.98		2,182
PRCH	Slab Porch - Covered	154023	5x4		20	24.21		484



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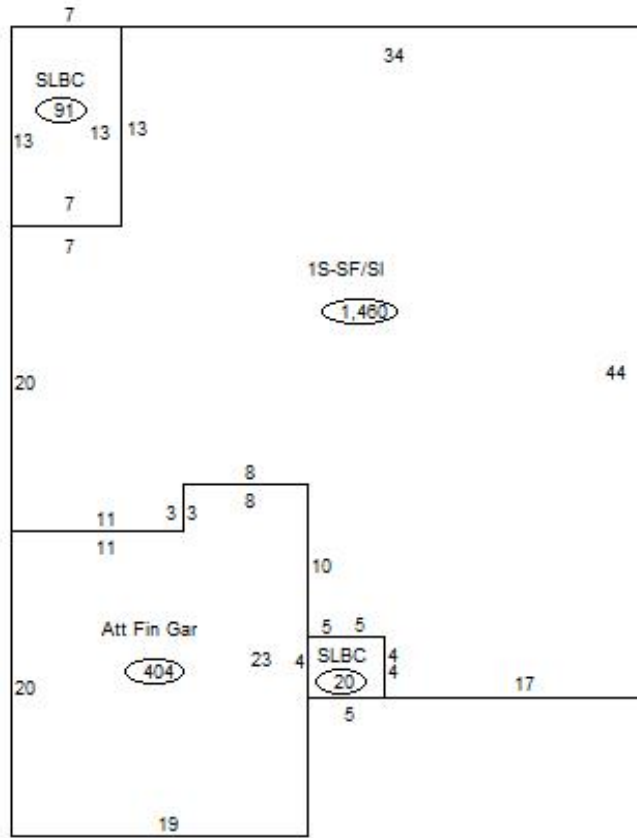
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### Sketch Image

660106320



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,460	1.000	1,460
2	G	5		13	Att Fin Gar	404	1.000	404
3	M	PRCH		13	SLBC	91	1.000	91
4	M	PRCH		13	SLBC	20	1.000	20
<b>Total Building Area</b>						<b>1,460</b>		<b>1,460</b>