



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:45:52
Page 1

Assessment Data					Primary Image				
Account	660106327								
Parcel ID	000000-0002-006-0-000-00								
Cadastral ID	20-21-16-12160								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	339069								
LOPEZ, GUSTAVO MONTES									
1006 RAVEN DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01006 RAVEN DR								
Subdivision	RED PLAINS PHASE I								
Lot/Block	0006 / 0002	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: 36.28723247 -95.61990578									
Building Permits									
LOT 6 BLOCK 2 RED PLAINS PHASE I									
Number	Description	Opened	Closed	Amount					
R22 182	R23 NEW SFR 1446 SQ FT	04/2022	08/2022	158,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA	07/21/2022	238,000	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	2023	Land Value	49,485	49,485	11%	Assessed	26,923	2,488.49	
Year Frozen		Improvements	195,277	195,277		Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	244,762	244,762	26,923	Total Taxable	26,923	2,488.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106327	LOPEZ, GUSTAVO MONTES	17	236,611	0	26,027	2,406.00		
2024	2024-660106327	LOPEZ, GUSTAVO MONTES	17	238,100	0	26,191	2,421.00		
2023	2023-660106327	LOPEZ, GUSTAVO MONTES	17	238,100	0	26,191	2,399.00		
2022	2022-660106327	LOPEZ, GUSTAVO MONTES	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 10:45:52
 Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1858		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	8,093.00 x 5.56 = 44,986		
Factor Value			
Adjustments	1.1000		
Lot Value	49,485		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-5\IMG_001: 10/5/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,474 / 1,474
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,474
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	430 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	217,173 147.34 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	101.60	Total Misc Impr	+ 3,851
Roofing Adj	+ 4.53	Garage Cost	+ 15,411
Subfloor Adj	+ -1.17	Total RCN	= 201,316
Heat/Cool Adj	+ 11.47	Depreciation (3%)	- 6,039
Plumbing Adj	+ 7.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 195,277
Adj Base Cost	= 123.51	Lot Value	+ 49,485
Total Area	x 1,474	Indicated Value	= 244,762
Adjusted Cost	= 182,054	Value Per SqFt	166.05

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	195,277
Lot Value	49,485
Indicated Value	244,762 166.05 Per SqFt
Agland Value	
Site Improvements	
Total Value	244,762 166.05 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	154849	7x5		35	24.16	846
PRCH	Slab Porch - Covered	154850	14x9		126	23.85	3,005



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

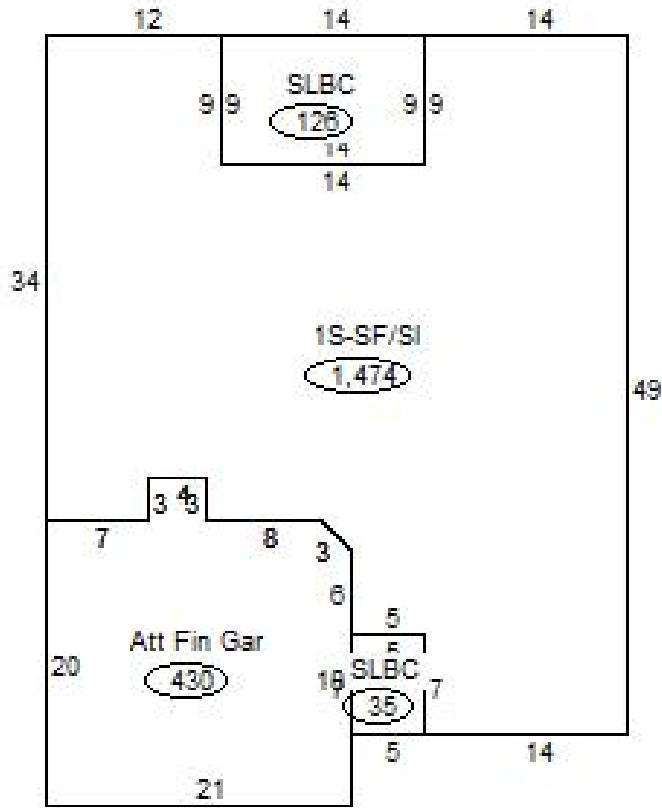
Date 04/18/2026

Time 10:45:52

Page 3

Sketch Image

660106327



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,474	1.000	1,474
2	G	5		20	Att Fin Gar	430	1.000	430
3	M	PRCH		20	SLBC	35	1.000	35
4	M	PRCH		20	SLBC	126	1.000	126
Total Building Area						1,474		1,474