



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:45:56
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Assessment Data				Primary Image						
Account	660106329									
Parcel ID	000000-0002-008-0-000-00									
Cadastral ID	20-21-16-12180									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	339200									
KOCH, IRA W REVOCABLE TRUST										
538 LEDO LN OAKDALE CA 95361-0000										
Parcel Location										
Situs	01002 RAVEN DR									
Subdivision	RED PLAINS PHASE I									
Lot/Block	0008 / 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: 36.28729495 -95.61965206				Building Permits						
LOT 8 BLOCK 2 RED PLAINS PHASE I				Number	Description	Opened	Closed	Amount		
				R22 180	R23 NEW SFR 1337 SQ FT	04/2022	08/2022	153,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA	08/03/2022	234,000	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	59,758	59,758	11%	6,573	Assessed	25,770	2,381.92	
Year Frozen		Improvements	174,521	174,521		19,197	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	234,279	234,279		25,770	Total Taxable	25,770	2,382.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660106329	KOCH, IRA W	17	227,043	0	24,974	2,308.00			
2024	2024-660106329	KOCH, IRA W	17	232,186	0	25,540	2,360.00			
2023	2023-660106329	KOCH, IRA W	17	232,186	0	25,540	2,339.00			
2022	2022-660106329	KOCH, IRA W	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	0.1971		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	8,584.00 x 5.36 = 45,968		
Factor Value			
Adjustments	1.3000		
Lot Value	59,758		



\\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	1,298 / 1,298
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,298
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	342 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	198,512	152.94	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	102.35	Total Misc Impr	+ 4,242
Roofing Adj	+ 4.56	Garage Cost	+ 13,102
Subfloor Adj	+ -1.16	Total RCN	= 179,919
Heat/Cool Adj	+ 11.47	Depreciation (3%)	- 5,398
Plumbing Adj	+ 8.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 174,521
Adj Base Cost	= 125.25	Lot Value	+ 59,758
Total Area	x 1,298	Indicated Value	= 234,279
Adjusted Cost	= 162,575	Value Per SqFt	180.49

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,521		
Lot Value	59,758		
Indicated Value	234,279	180.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,279	180.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154900	16x7		112	23.91		2,678
PRCH	Slab Porch - Covered	154901	13x5		65	24.06		1,564



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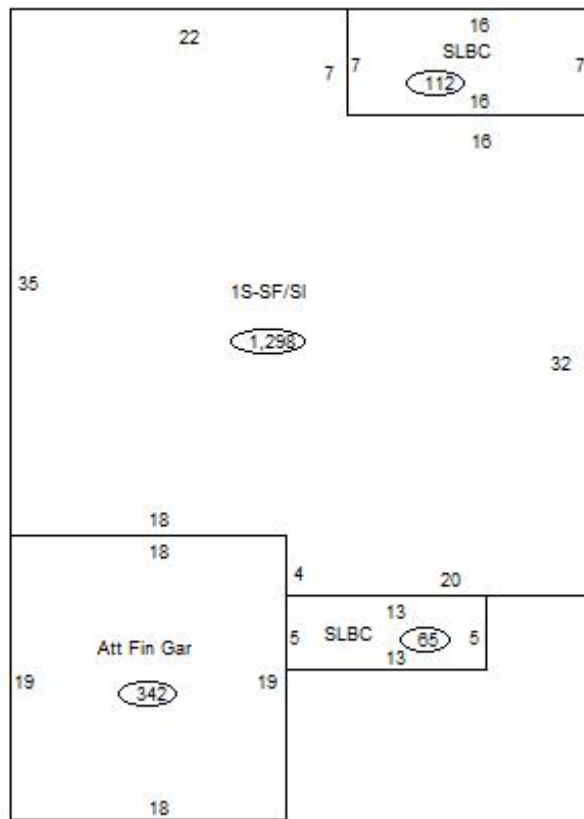
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Sketch Image

660106329



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,298	1.000	1,298
2	M	PRCH		13	SLBC	112	1.000	112
3	M	PRCH		13	SLBC	65	1.000	65
4	G	5		13	Att Fin Gar	342	1.000	342
Total Building Area						1,298		1,298