



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:45:58
Page 1

Assessment Data				Primary Image						
Account	660106330									
Parcel ID	000000-0002-009-0-000-00									
Cadastral ID	20-21-16-12190									
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	01000 RAVEN DR									
Subdivision	RED PLAINS PHASE I									
Lot/Block	0009 / 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: 36.28726814 -95.61934765				Building Permits						
LOT 9 BLOCK 2 RED PLAINS PHASE I				Number	Description	Opened	Closed	Amount		
				R22 179	R23 NEW SFR 1422 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	237,000	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	57,499	57,499	11%	6,325	Assessed	26,115	2,413.81	
Year Frozen		Improvements	179,913	179,913		19,790	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	237,412	237,412		26,115	Total Taxable	26,115	2,414.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660106330	KOCH, IRA W	17	230,039	0	25,304	2,339.00			
2024	2024-660106330	KOCH, IRA W	17	235,394	0	25,893	2,393.00			
2023	2023-660106330	KOCH, IRA W	17	235,394	0	25,893	2,372.00			
2022	2022-660106330	KOCH, IRA W	17	3,834	0	422	39.00			



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 Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1771		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,715.00 x 5.73 = 44,230		
Factor Value			
Adjustments	1.3000		
Lot Value	57,499		



\\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	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,338 / 1,338
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,338
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 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	205,434	153.54	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	104.75	Total Misc Impr	+	521	
Roofing Adj	+ 4.64	Garage Cost	+	14,441	
Subfloor Adj	+ -1.22	Total RCN	=	185,477	
Heat/Cool Adj	+ 11.47	Depreciation (3%)	-	5,564	
Plumbing Adj	+ 7.80	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	179,913	
Adj Base Cost	= 127.44	Lot Value	+	57,499	
Total Area	x 1,338	Indicated Value	=	237,412	
Adjusted Cost	= 170,515	Value Per SqFt		177.44	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,913		
Lot Value	57,499		
Indicated Value	237,412	177.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	237,412	177.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	154929	16x3		48	10.86		521



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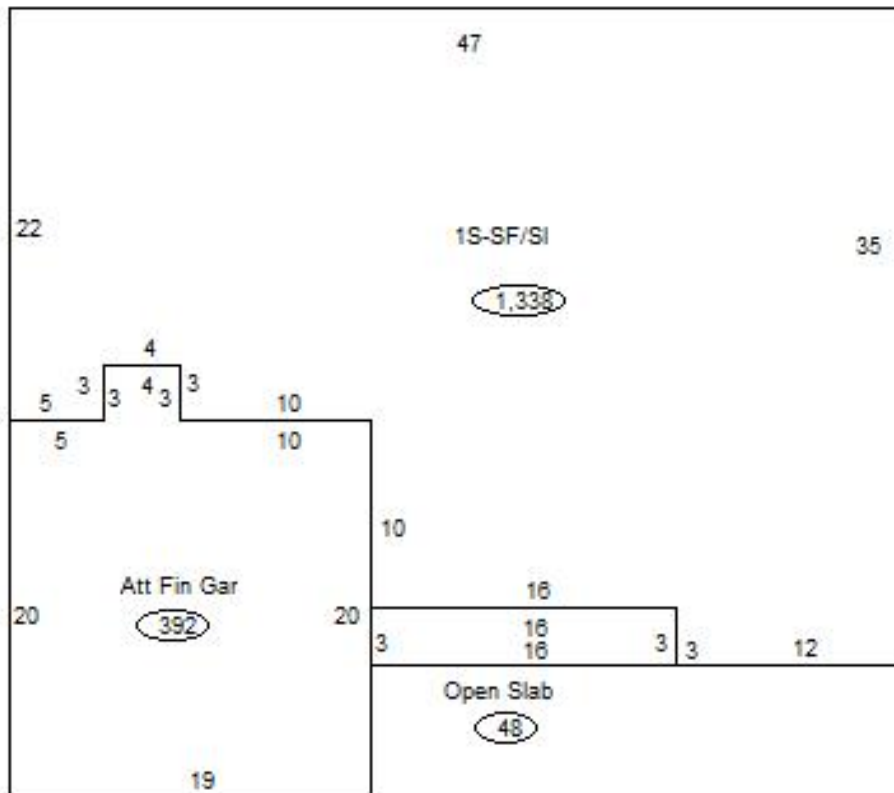
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 Time 10:45:58
 Page 3

Sketch Image

660106330



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,338	1.000	1,338
2	G	5		13	Att Fin Gar	392	1.000	392
3	M	PATO		13	Open Slab	48	1.000	48
Total Building Area						1,338		1,338