



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:46:04  
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Assessment Data					Primary Image				
Account	660106333								
Parcel ID	000000-0002-012-0-000-00								
Cadastral ID	20-21-16-12220								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	344207								
NAEGELE, MATTHEW KYLE									
908 RAVEN DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	00908 RAVEN DR								
Subdivision	RED PLAINS PHASE I								
Lot/Block	0012 / 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: 36.28728671 -95.61833019									
Building Permits									
LOT 12 BLOCK 2 RED PLAINS PHASE I									
Number	Description	Opened	Closed	Amount					
R22 176	R23 NEW SFR 1480 SQ FT	04/2022	03/2024	162,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA	04/25/2024	235,000	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	2025	Land Value	50,820	50,820	11%	Assessed	26,556	2,454.57	
Year Frozen		Improvements	190,598	190,598		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0	Total Value	241,418	241,418		Total Taxable	26,556	2,455.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106333	NAEGELE, MATTHEW KYLE	17	235,302	0	25,883	2,392.00		
2024	2024-660106333	NAEGELE, MATTHEW KYLE	17	3,834	0	422	39.00		
2023	2023-660106333	RAUSCH COLEMAN HOMES OF TULSA LLC	17	3,834	0	422	39.00		
2022	2022-660106333	RAUSCH COLEMAN HOMES OF TULSA LLC	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	0.2275		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	9,911.00 x 4.91 = 48,622		
Factor Value			
Adjustments	1.0452		
Lot Value	50,820		



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4/9/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,441 / 1,441
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,441
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	404 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	100.79	Total Misc Impr	+ 2,666
Roofing Adj	+ 4.56	Garage Cost	+ 14,766
Subfloor Adj	+ -1.19	Total RCN	= 194,488
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 3,890
Plumbing Adj	+ 7.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 190,598
Adj Base Cost	= 122.87	Lot Value	+ 50,820
Total Area	x 1,441	Indicated Value	= 241,418
Adjusted Cost	= 177,056	Value Per SqFt	167.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,598		
Lot Value	50,820		
Indicated Value	241,418	167.54	Per SqFt
Agland Value			
Site Improvements			
Total Value	241,418	167.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159893	5x4		20	24.21		484
PRCH	Slab Porch - Covered	159894	13x7		91	23.98		2,182



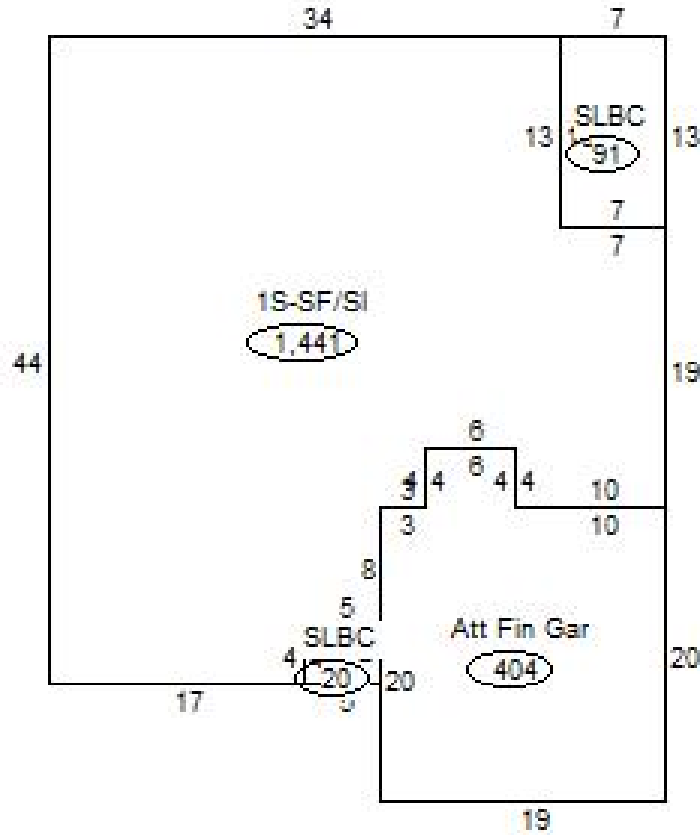
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Sketch Image

660106333



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,441	1.000	1,441
2	G	5		20	Att Fin Gar	404	1.000	404
3	M	PRCH		20	SLBC	20	1.000	20
4	M	PRCH		20	SLBC	91	1.000	91
<b>Total Building Area</b>						<b>1,441</b>		<b>1,441</b>