




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:46:06
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Assessment Data					Primary Image														
Account 660106334 Parcel ID 000000-0002-013-0-000-00 Cadastral ID 20-21-16-12230 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343993 MONTOYA, NICHOLAS A 906 RAVEN DR CLAREMORE OK 74019-0000 Parcel Location Situs 00906 RAVEN DR Subdivision RED PLAINS PHASE I Lot/Block 0013 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>660106334_001.JPG 4/9/2024</p>														
Legal Description Lat/Long: 36.28733739 -95.61822593																			
LOT 13 BLOCK 2 RED PLAINS PHASE I					Building Permits <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>R22 175</td> <td>R23 NEW SFR 1613 SQ FT</td> <td>04/2022</td> <td>03/2024</td> <td>168,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 175	R23 NEW SFR 1613 SQ FT	04/2022	03/2024	168,000
Number	Description	Opened	Closed	Amount															
R22 175	R23 NEW SFR 1613 SQ FT	04/2022	03/2024	168,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	RAUSCH COLEMAN HOMES OF TULSA	03/27/2024	242,000	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	41,397	41,397	11%	Assessed	27,459	2,538.04										
Year Frozen			Improvements	208,228	208,228		Penalty	0											
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00										
TIF Project ID	0		Total Value	249,625	249,625		Total Taxable	27,459	2,538.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660106334	MONTOYA, NICHOLAS A			17	242,912	0	26,721	2,470.00										
2024	2024-660106334	MONTOYA, NICHOLAS A			17	3,834	0	422	39.00										
2023	2023-660106334	RAUSCH COLEMAN HOMES OF TULSA LLC			17	3,834	0	422	39.00										
2022	2022-660106334	RAUSCH COLEMAN HOMES OF TULSA LLC			17	3,834	0	422	39.00										



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.2094	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	9,121.00 x 5.16 = 47,042	
Factor Value		
Adjustments	0.8800	
Lot Value	41,397	

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	1,630 / 1,630
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,630
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	411 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2



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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	98.11	Total Misc Impr	+ 3,095
Roofing Adj	+ 4.45	Garage Cost	+ 14,940
Subfloor Adj	+ -1.15	Total RCN	= 212,478
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 4,250
Plumbing Adj	+ 6.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 208,228
Adj Base Cost	= 119.29	Lot Value	+ 41,397
Total Area	x 1,630	Indicated Value	= 249,625
Adjusted Cost	= 194,443	Value Per SqFt	153.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	208,228		
Lot Value	41,397		
Indicated Value	249,625	153.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	249,625	153.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159897	13x8		104	23.94		2,490
PRCH	Slab Porch - Covered	159898	5x5		25	24.19		605



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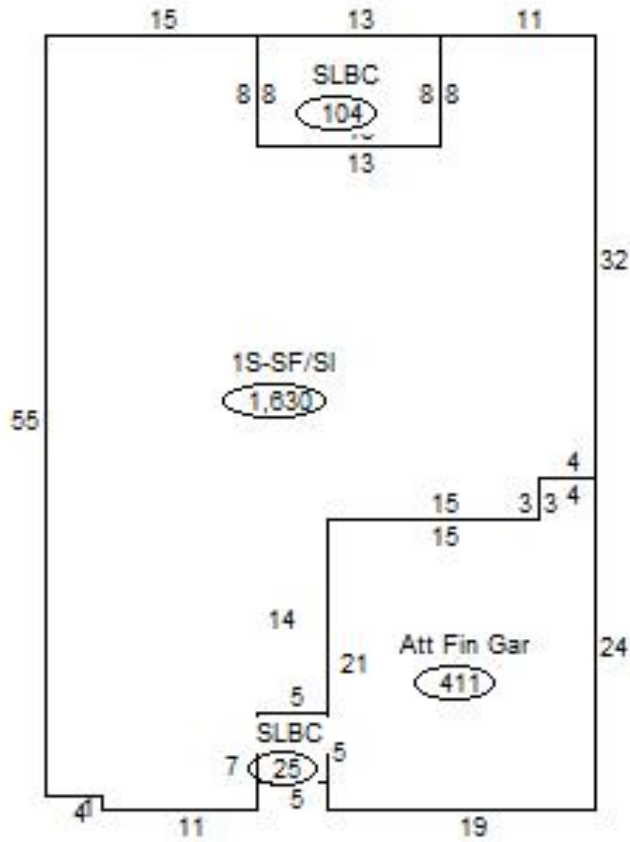
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Sketch Image

660106334



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,630	1.000	1,630
2	G	5		20	Att Fin Gar	411	1.000	411
3	M	PRCH		20	SLBC	104	1.000	104
4	M	PRCH		20	SLBC	25	1.000	25
Total Building Area						1,630		1,630