



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:46:20
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Assessment Data					Primary Image									
Account	660106341													
Parcel ID	000000-0004-001-0-000-00													
Cadastral ID	20-21-16-12300													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	349081													
DICKINSON, ALEX L														
1113 RAVEN DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	TBD AND OR CORNER LOT													
Subdivision	RED PLAINS PHASE I													
Lot/Block	0001 / 0004	Parcel Size	1 - Lots											
Sec/Twn/Rng	20 / 21 / 16 / 5													
Neighborhood	1166 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
660106341_001.JPG 1/20/2026														
Legal Description Lat/Long: 36.28690276 -95.62334960														
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 055</td> <td>R23- NEW SFR 1446 SQ FT</td> <td>02/2022</td> <td>08/2022</td> <td>179,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 055	R23- NEW SFR 1446 SQ FT	02/2022	08/2022	179,000
Number	Description	Opened	Closed	Amount										
R22 055	R23- NEW SFR 1446 SQ FT	02/2022	08/2022	179,000										
LOT 1 BLOCK 4 RED PLAINS PHASE I														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	RAUSCH COLEMAN HOMES OF TULSA	12/19/2025	245,000	15					
					/	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	2026	Land Value	53,402	53,402	11%	Assessed	26,950	2,490.99						
Year Frozen		Improvements	191,598	191,598		Penalty	0							
Uncapped Value	191,598	Mobile Home	0	0		Exemption	0	0.00						
TIF Project ID	0	Total Value	245,000	245,000		Total Taxable	26,950	2,491.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660106341	RAUSCH COLEMAN HOMES OF TULSA LLC	17	130,489	0	14,354	1,327.00							
2024	2024-660106341	RAUSCH COLEMAN HOMES OF TULSA LLC	17	144,994	0	15,950	1,474.00							
2023	2023-660106341	RAUSCH COLEMAN HOMES OF TULSA LLC	17	242,325	0	26,656	2,442.00							
2022	2022-660106341	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	0.1876		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,174.00 x 5.52 = 45,148		
Factor Value			
Adjustments	1.1828		
Lot Value	53,402		

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	1,446 / 1,446
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,446
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	210,987	145.91	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	102.13	Total Misc Impr	+	3,851	
Roofing Adj	+ 4.56	Garage Cost	+	14,109	
Subfloor Adj	+ -1.19	Total RCN	=	197,524	
Heat/Cool Adj	+ 11.47	Depreciation (3%)	-	5,926	
Plumbing Adj	+ 7.21	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	191,598	
Adj Base Cost	= 124.18	Lot Value	+	53,402	
Total Area	x 1,446	Indicated Value	=	245,000	
Adjusted Cost	= 179,564	Value Per SqFt		169.43	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,598		
Lot Value	53,402		
Indicated Value	245,000	169.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	245,000	169.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154961	14x9		126	23.85		3,005
PRCH	Slab Porch - Covered	154962	7x5		35	24.16		846



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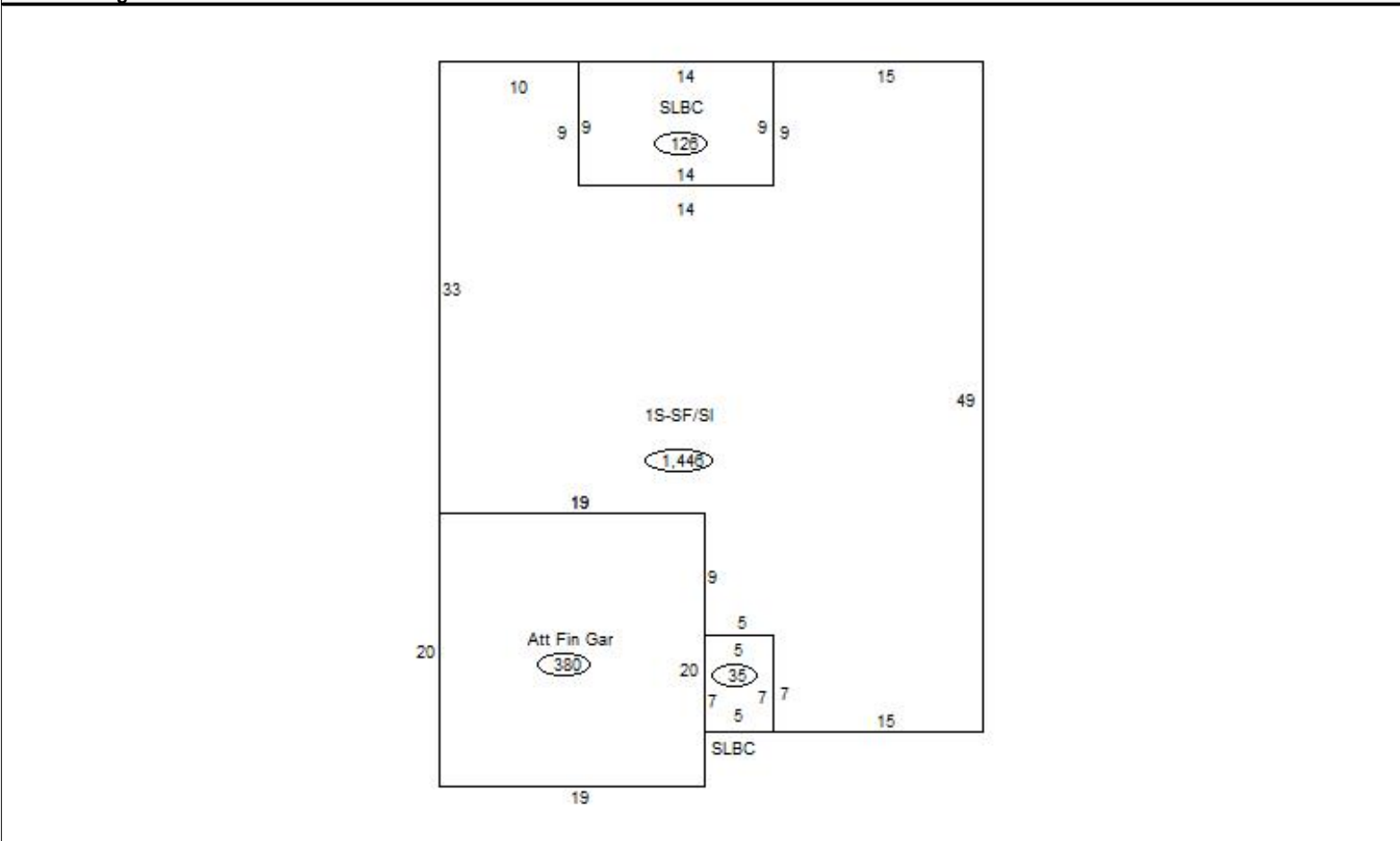
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,446	1.000	1,446
2	M	PRCH		13	SLBC	126	1.000	126
3	M	PRCH		13	SLBC	35	1.000	35
4	G	5		13	Att Fin Gar	380	1.000	380
Total Building Area						1,446		1,446