



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:46:22
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Assessment Data					Primary Image				
Account	660106342				<p>660106342_001.JPG 1/16/2026</p>				
Parcel ID	000000-0004-002-0-000-00								
Cadastral ID	20-21-16-12310								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	348915								
RED PLAINS PROPERTY LLC									
1911 W C ST JENKS OK 74037-0000									
Parcel Location									
Situs	01111 RAVEN DR								
Subdivision	RED PLAINS PHASE I								
Lot/Block	0002 / 0004	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: 36.28688164 -95.62304865									
LOT 2 BLOCK 4 RED PLAINS PHASE I									
Building Permits									
Number		Description	Opened	Closed	Amount				
R25 070		NEW SFR 1216 SQ FT	07/2025	01/2026	140,000				
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	LENNAR HOMES OF OKLAHOMA LLC	12/22/2025	213,000	15					
/	TULSA L DEV LLC	10/21/2025	971,500	15					
/	RAUSCH COLEMAN HOMES OF TULSA	01/15/2025		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	56,003	56,003	11%	6,160	Assessed	23,430 2,165.63	
Year Frozen		Improvements	156,997	156,997		17,270	Penalty	0	
Uncapped Value	156,997	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	213,000	213,000		23,430	Total Taxable	23,430 2,166.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106342	TULSA L DEV LLC	17	3,834	0	422	39.00		
2024	2024-660106342	RAUSCH COLEMAN HOMES OF TULSA LLC	17	3,834	0	422	39.00		
2023	2023-660106342	RAUSCH COLEMAN HOMES OF TULSA LLC	17	3,834	0	422	39.00		
2022	2022-660106342	RAUSCH COLEMAN HOMES OF TULSA LLC	17	3,834	0	422	39.00		



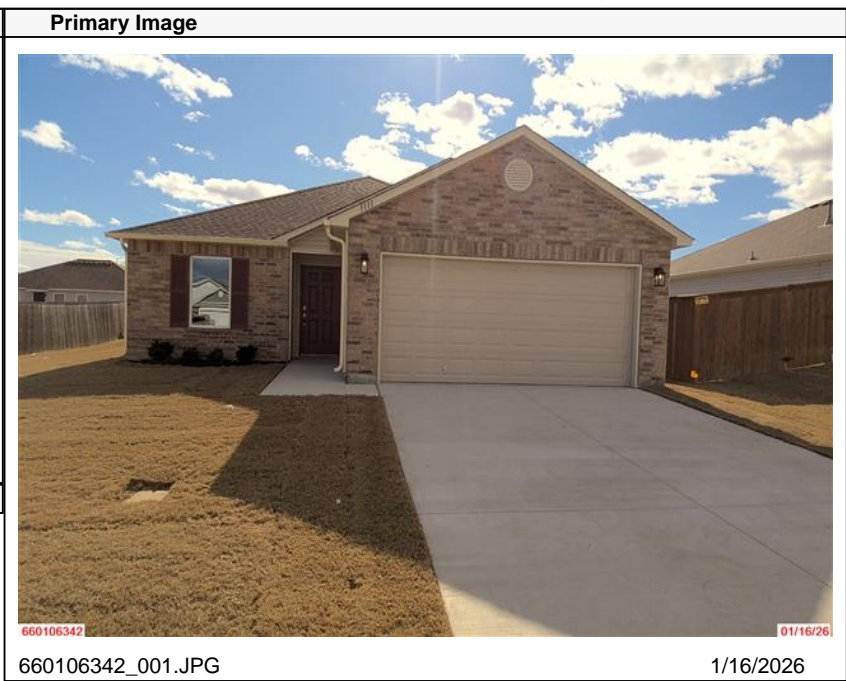
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1637		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,130.00 x 6.00 = 42,780		
Factor Value			
Adjustments	1.3091		
Lot Value	56,003		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,216 / 1,216
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,216
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	156,997		
Lot Value	56,003		
Indicated Value	213,000	175.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	213,000	175.16	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.81	Total Misc Impr	+ 1,330
Roofing Adj	+ 4.25	Garage Cost	+ 12,464
Subfloor Adj	+ 0.00	Total RCN	= 158,583
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 1,586
Plumbing Adj	+ 7.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 156,997
Adj Base Cost	= 119.07	Lot Value	+ 56,003
Total Area	x 1,216	Indicated Value	= 213,000
Adjusted Cost	= 144,789	Value Per SqFt	175.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194865	4x3		12	21.26		255
PATC	Patio - Covered	194866	12x5		60	17.92		1,075

