



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:46:30  
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Assessment Data					Primary Image				
<b>Account</b>	660106346								
<b>Parcel ID</b>	000000-0004-006-0-000-00								
<b>Cadastral ID</b>	20-21-16-12350								
<b>Property Type</b>	REAL - Real Property								
<b>Property Class</b>	URP	VI Area 1							
<b>Tax Area</b>	17 - CLAREMORE OT								
<b>Name ID</b>	338354								
HADELER, JOHN E & AILEEN N WATANABE REVOCABLE TRUST 364 STONECREST DR SAN FRANCISCO CA 94132-0000									
<b>Parcel Location</b>									
<b>Situs</b>	01903 W LUBBOCK DR								
<b>Subdivision</b>	RED PLAINS PHASE I								
<b>Lot/Block</b>	0006 / 0004	<b>Parcel Size</b> 1 - Lots							
<b>Sec/Twn/Rng</b>	20 / 21 / 16 / 5								
<b>Neighborhood</b>	1166 - R-V01-SW CLAREMORE								
<b>School District</b>	S001 - CLAREMORE SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.28678649 -95.62246590									
<b>Building Permits</b>									
LOT 6 BLOCK 4 RED PLAINS PHASE I									
<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>					
R22 008	R23- NEW SFR	01/2022	06/2022	136,000					
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>					
<b>Sale History</b>									
	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>				
/		RAUSCH COLEMAN HOMES OF TULSA	05/10/2022	231,500	YES				
/		TULSA L DEV LLC	10/06/2021	0	WB				
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>	
<b>Remove Cap</b>	2023	<b>Land Value</b>	48,605	48,605	11%	5,347	<b>Assessed</b>	25,856	
<b>Year Frozen</b>		<b>Improvements</b>	186,445	186,445		20,509	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0.00	
<b>TIF Project ID</b>	0	<b>Total Value</b>	235,050	235,050		25,856	<b>Total Taxable</b>	25,856	
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660106346	HADELER, JOHN E &	17	227,274	0	25,001	2,311.00		
2024	2024-660106346	HADELER, JOHN E &	17	233,907	0	25,729	2,378.00		
2023	2023-660106346	HADELER, JOHN E &	17	233,907	0	25,730	2,357.00		
2022	2022-660106346	HADELER, JOHN E &	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	0.1766		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,693.00 x 5.74 = 44,186		
Factor Value			
Adjustments	1.1000		
Lot Value	48,605		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-5\IMG\_002: 10/5/2023

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	1,387 / 1,387
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,387
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	390 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
Adjusted R	0.8445
Indicated Value	208,261 150.15 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	186,445
Lot Value	48,605
Indicated Value	235,050 169.47 Per SqFt
Agland Value	
Site Improvements	
Total Value	235,050 169.47 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.15	Total Misc Impr	+ 3,682
Roofing Adj	+ 4.61	Garage Cost	+ 14,391
Subfloor Adj	+ -1.21	Total RCN	= 192,211
Heat/Cool Adj	+ 11.47	Depreciation ( 3%)	- 5,766
Plumbing Adj	+ 7.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,445
Adj Base Cost	= 125.55	Lot Value	+ 48,605
Total Area	x 1,387	Indicated Value	= 235,050
Adjusted Cost	= 174,138	Value Per SqFt	169.47

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153855	14x9		126	23.85		3,005
PRCH	Slab Porch - Covered	153856	7x4		28	24.18		677



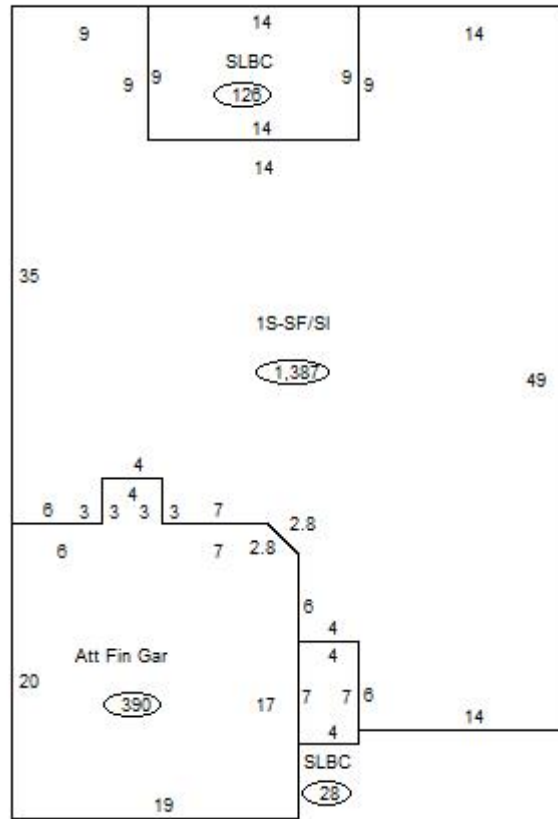
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Sketch Image

660106346



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,387	1.000	1,387
2	G	5		13	Att Fin Gar	390	1.000	390
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PRCH		13	SLBC	28	1.000	28
<b>Total Building Area</b>						<b>1,387</b>		<b>1,387</b>