



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:46:32
Page 1

Assessment Data				Primary Image																																																		
Account 660106347 Parcel ID 000000-0004-007-0-000-00 Cadastral ID 20-21-16-12360 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338392 FOLHADELLA, JULIO C 1905 S LUBBOCK DR CLAREMORE OK 74019-0000 Parcel Location Situs 01905 W LUBBOCK DR Subdivision RED PLAINS PHASE I Lot/Block 0007 / 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 Lot/Long: 36.28644522 -95.62207849 LOT 7 BLOCK 4 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 007</td> <td>R23- NEW SFR</td> <td>01/2022</td> <td>06/2022</td> <td>149,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 007	R23- NEW SFR	01/2022	06/2022	149,000																													
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 Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2176		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	9,478.00 x 5.04 = 47,756		
Factor Value			
Adjustments	1.1015		
Lot Value	52,602		



\\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	60% Frame, Siding, Vinyl 40% Veneer, Masonry
Base/Total Area	1,511 / 1,511
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,511
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	369 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	
Adusted R	0.8445		
Indicated Value	213,991	141.62	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	100.98	Total Misc Impr	+ 3,403
Roofing Adj	+ 4.50	Garage Cost	+ 13,797
Subfloor Adj	+ -1.15	Total RCN	= 202,615
Heat/Cool Adj	+ 11.47	Depreciation (3%)	- 6,078
Plumbing Adj	+ 6.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 196,537
Adj Base Cost	= 122.71	Lot Value	+ 52,602
Total Area	x 1,511	Indicated Value	= 249,139
Adjusted Cost	= 185,415	Value Per SqFt	164.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,537		
Lot Value	52,602		
Indicated Value	249,139	164.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	249,139	164.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154199	6x5		30	24.17		725
PRCH	Slab Porch - Covered	154200	14x8		112	23.91		2,678



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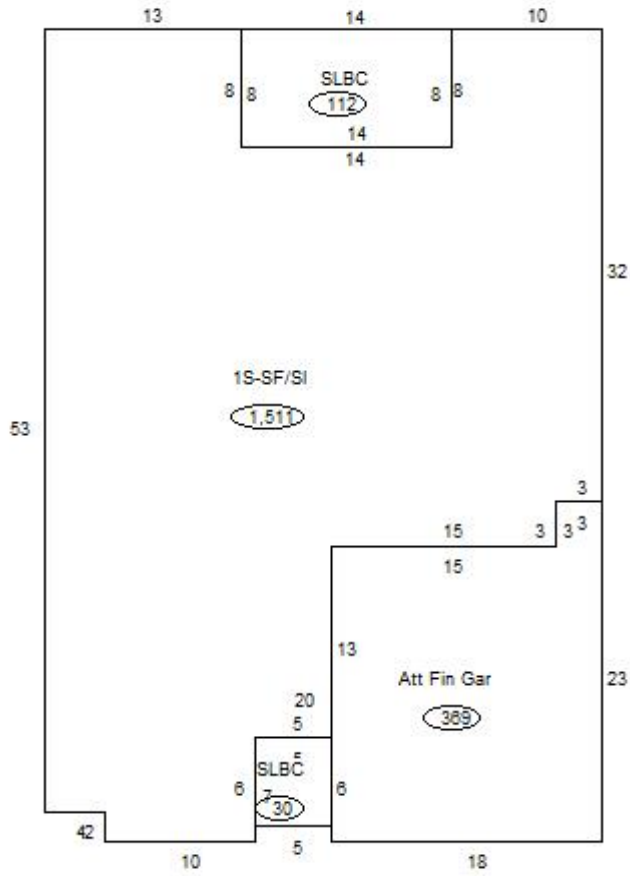
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 Page 3

Sketch Image

660106347



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,511	1.000	1,511
2	G	5		13	Att Fin Gar	369	1.000	369
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	112	1.000	112
Total Building Area						1,511		1,511