



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image																				
Account	660106349																							
Parcel ID	000000-0004-009-0-000-00																							
Cadastral ID	20-21-16-12380																							
Property Type	REAL - Real Property																							
Property Class	URP	VI Area	1																					
Tax Area	17 - CLAREMORE OT																							
Name ID	338611																							
VALLES, TONY ALLEN & HAYLEE JUNE																								
1106 W CHEYENNE LN CLAREMORE OK 74019-0000																								
Parcel Location																								
Situs	01106 W CHEYENNE LN																							
Subdivision	RED PLAINS PHASE I																							
Lot/Block	0009 / 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: 36.28655347 -95.62278890				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 025</td> <td>R-23 NEW SFR 1143 SQ FT</td> <td>01/2022</td> <td>06/2022</td> <td>126,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 025	R-23 NEW SFR 1143 SQ FT	01/2022	06/2022	126,000					
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LOT 9 BLOCK 4 RED PLAINS PHASE I				Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>RAUSCH COLEMAN HOMES OF TULSA</td> <td>06/06/2022</td> <td>213,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>TULSA L DEV LLC</td> <td>10/06/2021</td> <td>0</td> <td>WB</td> </tr> </tbody> </table>						Bk/Pg	Grantor	Date	Price	Code	/	RAUSCH COLEMAN HOMES OF TULSA	06/06/2022	213,500	YES	/	TULSA L DEV LLC	10/06/2021	0	WB
Bk/Pg	Grantor	Date	Price	Code																				
/	RAUSCH COLEMAN HOMES OF TULSA	06/06/2022	213,500	YES																				
/	TULSA L DEV LLC	10/06/2021	0	WB																				
Exemptions				Parcel Valuation																				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	RAUSCH COLEMAN HOMES OF TULSA	06/06/2022	213,500	YES															
					/	TULSA L DEV LLC	10/06/2021	0	WB															
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax															
Remove Cap	2023		Land Value	44,078	44,078	11%	4,849	Assessed	24,725	2,285.33														
Year Frozen			Improvements	180,695	180,695		19,876	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00														
TIF Project ID	0		Total Value	224,773	224,773		24,725	Total Taxable	24,725	2,285.00														
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660106349	VALLES, TONY ALLEN &			17	217,293	0	23,903	2,209.00															
2024	2024-660106349	VALLES, TONY ALLEN &			17	216,763	0	23,844	2,204.00															
2023	2023-660106349	VALLES, TONY ALLEN &			17	214,583	0	23,604	2,162.00															
2022	2022-660106349	VALLES, TONY ALLEN &			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	0.1754		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,639.00 x 5.77 = 44,078		
Factor Value			
Adjustments	1.0000		
Lot Value	44,078		



\\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% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,350 / 1,350
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,350
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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	205,098	151.92 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	180,695		
Lot Value	44,078		
Indicated Value	224,773	166.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	224,773	166.50	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.34	Total Misc Impr	+ 2,222
Roofing Adj	+ 4.53	Garage Cost	+ 14,109
Subfloor Adj	+ -1.18	Total RCN	= 186,283
Heat/Cool Adj	+ 11.47	Depreciation (3%)	- 5,588
Plumbing Adj	+ 7.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 180,695
Adj Base Cost	= 125.89	Lot Value	+ 44,078
Total Area	x 1,350	Indicated Value	= 224,773
Adjusted Cost	= 169,952	Value Per SqFt	166.50

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153791	16x3		48	24.12		1,158
PATO	Slab Porch - Open	153792	14x7		98	10.86		1,064



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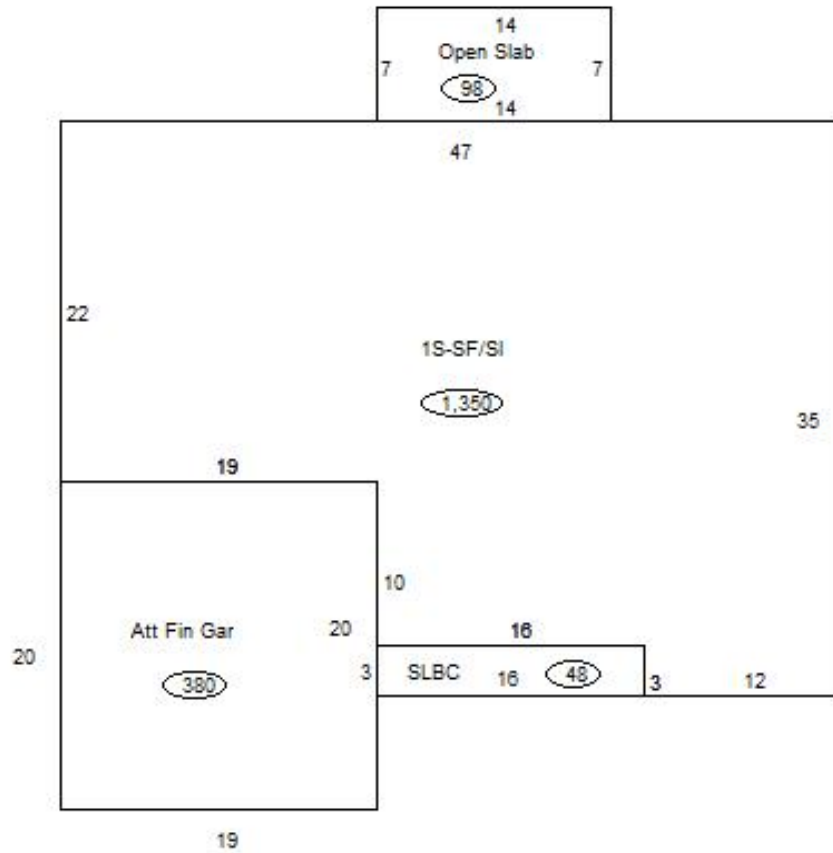
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Sketch Image

660106349



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,350	1.000	1,350
2	G	5		13	Att Fin Gar	380	1.000	380
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PATO		13	Open Slab	98	1.000	98
Total Building Area						1,350		1,350