



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:46:37
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Assessment Data				Primary Image					
Account	660106350								
Parcel ID	000000-0004-010-0-000-00								
Cadastral ID	20-21-16-12390								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	338742								
BELLAVIA, DAVID & XIA									
TRUSTEES									
BELLAVIA REVOCABLE LIVING TRUST									
395 ANO NUEVO AVE APT 218									
SUNNYVALE CA 94085-0000									
Parcel Location				\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-5\IMG_002i 10/5/2023					
Situs	01108 W CHEYENNE LN								
Subdivision	RED PLAINS PHASE I								
Lot/Block	0010 / 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: 36.28649443 -95.62282533				Building Permits					
LOT 10 BLOCK 4 RED PLAINS PHASE I				Number	Description	Opened	Closed	Amount	
				R22 046	R23- NEW SFR 1480 SQ FT	01/2022	08/2022	145,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA	06/21/2022	237,500	YES
					/	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	2023		Land Value	48,327	48,327	11%	Assessed	26,608	2,459.38
Year Frozen			Improvements	193,561	193,561		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00
TIF Project ID	0		Total Value	241,888	241,888		Total Taxable	26,608	2,459.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660106350	BELLAVIA, DAVID & XIA			17	233,819	0	25,720	2,377.00
2024	2024-660106350	BELLAVIA, DAVID & XIA			17	237,426	0	26,117	2,414.00
2023	2023-660106350	BELLAVIA, DAVID & XIA			17	237,426	0	26,117	2,392.00
2022	2022-660106350	BELLAVIA, DAVID & XIA			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	0.1737		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,567.00 x 5.81 = 43,934		
Factor Value			
Adjustments	1.1000		
Lot Value	48,327		



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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	1,460 / 1,460
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,460
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	347 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	208,897	143.08	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	103.80	Total Misc Impr	+ 2,666
Roofing Adj	+ 4.55	Garage Cost	+ 13,228
Subfloor Adj	+ -1.18	Total RCN	= 199,547
Heat/Cool Adj	+ 11.47	Depreciation (3%)	- 5,986
Plumbing Adj	+ 7.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 193,561
Adj Base Cost	= 125.79	Lot Value	+ 48,327
Total Area	x 1,460	Indicated Value	= 241,888
Adjusted Cost	= 183,653	Value Per SqFt	165.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,561		
Lot Value	48,327		
Indicated Value	241,888	165.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	241,888	165.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154969	13x7		91	23.98		2,182
PRCH	Slab Porch - Covered	154970	5x4		20	24.21		484



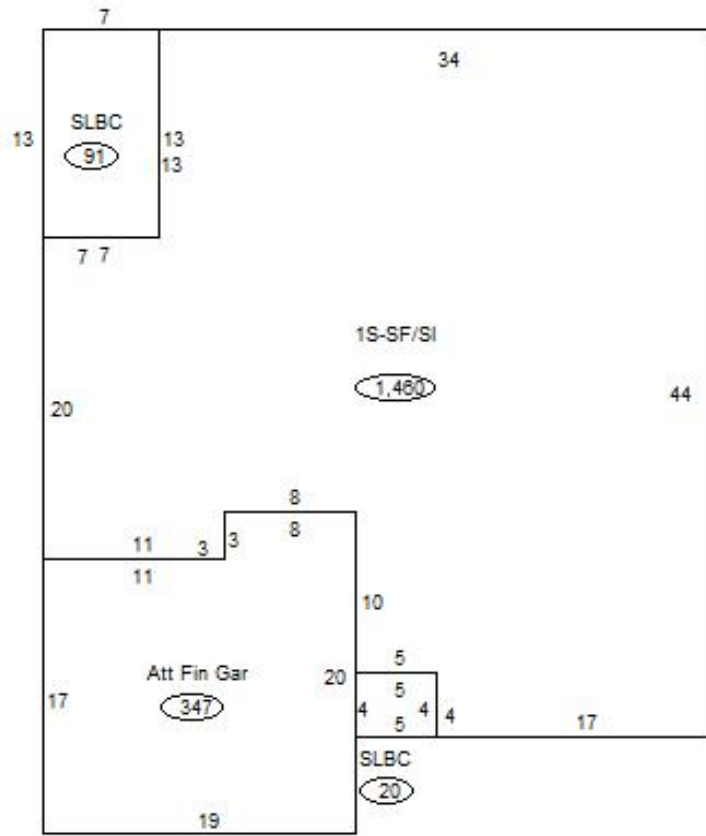
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Sketch Image

660106350



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,460	1.000	1,460
2	G	5		13	Att Fin Gar	347	1.000	347
3	M	PRCH		13	SLBC	91	1.000	91
4	M	PRCH		13	SLBC	20	1.000	20
Total Building Area						1,460		1,460