



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																																																																
Account 660106355 Parcel ID 000000-0005-004-0-000-00 Cadastral ID 20-21-16-12440 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 344429 DIXON, RANDYE NICHOLE & CODY RYAN 1007 RAVEN DR CLAREMORE OK 74019-0000 Parcel Location Situs 01007 RAVEN DR Subdivision RED PLAINS PHASE I Lot/Block 0004 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>660106355 06/27/24</p> <p>660106355_001.JPG 7/2/2024</p>																																																																
Legal Description Lat/Long: 36.28683024 -95.61990861 LOT 4 BLOCK 5 RED PLAINS PHASE I																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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>R24 24-13</td> <td>R24 NEW SFR 1559 SQ FT</td> <td>02/2024</td> <td>06/2024</td> <td>158,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 24-13	R24 NEW SFR 1559 SQ FT	02/2024	06/2024	158,000																																								
Code	Type	Active	Maximum	Exemption																																																																	
Number	Description	Opened	Closed	Amount																																																																	
R24 24-13	R24 NEW SFR 1559 SQ FT	02/2024	06/2024	158,000																																																																	
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value</td> <td>41,349</td> <td>41,349</td> <td>11%</td> <td>4,548</td> <td>Assessed</td> <td>26,798 2,476.94</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>202,269</td> <td>202,269</td> <td></td> <td>22,250</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>243,618</td> <td>243,618</td> <td></td> <td>26,798</td> <td>Total Taxable</td> <td>26,798 2,477.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2025	Land Value	41,349	41,349	11%	4,548	Assessed	26,798 2,476.94	Year Frozen		Improvements	202,269	202,269		22,250	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	243,618	243,618		26,798	Total Taxable	26,798 2,477.00	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>05/22/2024</td> <td>237,500</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	05/22/2024	237,500	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	2025	Land Value	41,349	41,349	11%	4,548	Assessed	26,798 2,476.94																																																													
Year Frozen		Improvements	202,269	202,269		22,250	Penalty	0																																																													
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																																																													
TIF Project ID	0	Total Value	243,618	243,618		26,798	Total Taxable	26,798 2,477.00																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																	
/	RAUSCH COLEMAN HOMES OF TULSA	05/22/2024	237,500	YES																																																																	
/	TULSA L DEV LLC	10/06/2021	0	WB																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660106355</td> <td>DIXON, RANDYE NICHOLE &</td> <td>17</td> <td>237,501</td> <td>0</td> <td>26,125</td> <td>2,415.00</td> </tr> <tr> <td>2024</td> <td>2024-660106355</td> <td>DIXON, RANDYE NICHOLE &</td> <td>17</td> <td>3,834</td> <td>0</td> <td>422</td> <td>39.00</td> </tr> <tr> <td>2023</td> <td>2023-660106355</td> <td>RAUSCH COLEMAN HOMES OF TULSA LLC</td> <td>17</td> <td>3,834</td> <td>0</td> <td>422</td> <td>39.00</td> </tr> <tr> <td>2022</td> <td>2022-660106355</td> <td>RAUSCH COLEMAN HOMES OF TULSA LLC</td> <td>17</td> <td>3,834</td> <td>0</td> <td>422</td> <td>39.00</td> </tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660106355	DIXON, RANDYE NICHOLE &	17	237,501	0	26,125	2,415.00	2024	2024-660106355	DIXON, RANDYE NICHOLE &	17	3,834	0	422	39.00	2023	2023-660106355	RAUSCH COLEMAN HOMES OF TULSA LLC	17	3,834	0	422	39.00	2022	2022-660106355	RAUSCH COLEMAN HOMES OF TULSA LLC	17	3,834	0	422	39.00																									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																														
2025	2025-660106355	DIXON, RANDYE NICHOLE &	17	237,501	0	26,125	2,415.00																																																														
2024	2024-660106355	DIXON, RANDYE NICHOLE &	17	3,834	0	422	39.00																																																														
2023	2023-660106355	RAUSCH COLEMAN HOMES OF TULSA LLC	17	3,834	0	422	39.00																																																														
2022	2022-660106355	RAUSCH COLEMAN HOMES OF TULSA LLC	17	3,834	0	422	39.00																																																														



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:46:46
Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1603		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	6,984.00 x 6.00 = 41,904		
Factor Value			
Adjustments	0.9868		
Lot Value	41,349		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Vinyl
Base/Total Area	1,517 / 1,517
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,517
Fixture/RghIn	/
Bed/F/H Bath	2 / 4.0 /
Basement Area	
Garage Type	392 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	

Cost Approach		Manual : 01/2025	
Base Cost	99.49	Total Misc Impr	+ 814
Roofing Adj	+ 4.50	Garage Cost	+ 14,441
Subfloor Adj	+ -1.15	Total RCN	= 206,397
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 4,128
Plumbing Adj	+ 11.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 202,269
Adj Base Cost	= 126.00	Lot Value	+ 41,349
Total Area	x 1,517	Indicated Value	= 243,618
Adjusted Cost	= 191,142	Value Per SqFt	160.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	202,269		
Lot Value	41,349		
Indicated Value	243,618	160.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	243,618	160.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	160453		27	27	10.86		293
PATO	Patio - Open	160454	16x3		48	10.86		521



Rogers

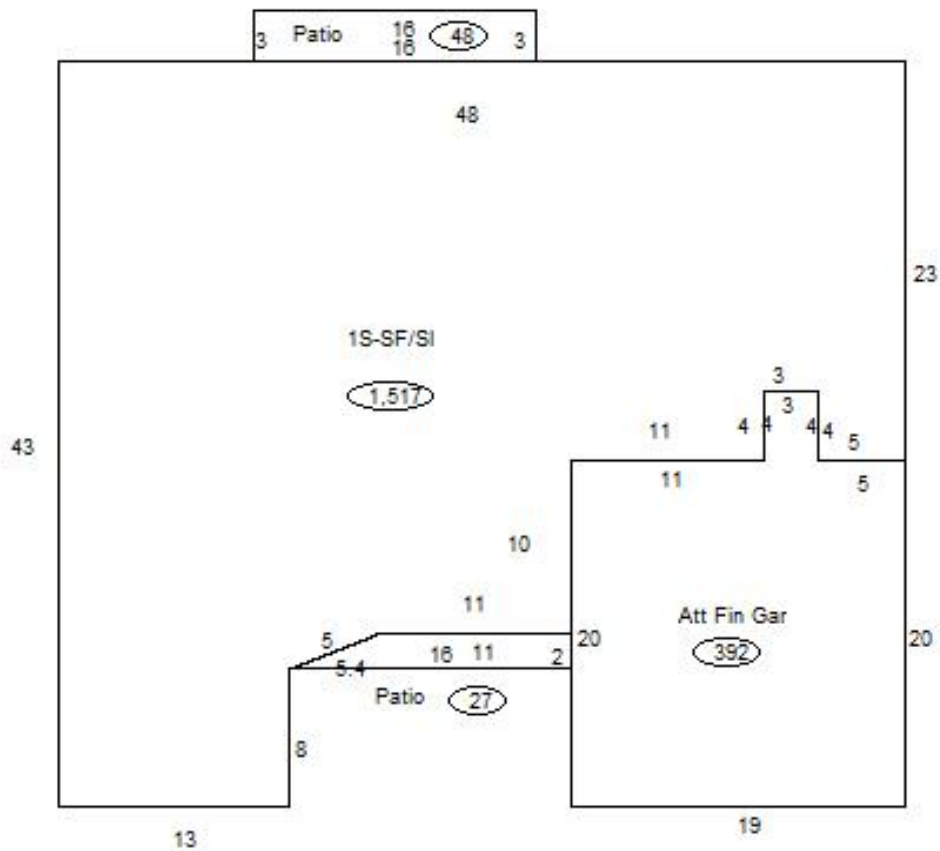
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:46:46
 Page 3

Sketch Image

660106355



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,517	1.000	1,517
2	G	5		13	Att Fin Gar	392	1.000	392
3	M	PATO		13	Patio	27	1.000	27
4	M	PATO		13	Patio	48	1.000	48
Total Building Area						1,517		1,517