



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:46:48  
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Assessment Data				Primary Image						
Account	660106356			No Image On File						
Parcel ID	000000-0005-005-0-000-00									
Cadastral ID	20-21-16-12450									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	344385									
WIESINGER, JASON & MICHELLE										
1005 RAVEN DR CLAREMORE OK 74019-0000										
Parcel Location										
Situs	01005 RAVEN DR									
Subdivision	RED PLAINS PHASE I									
Lot/Block	0005 / 0005	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: 36.28677637 -95.61953017				Building Permits						
LOT 5 BLOCK 5 RED PLAINS PHASE I				Number	Description	Opened	Closed	Amount		
				R24 24-14	R25 NEW SFR 1422 SQ FT	02/2024	06/2024	151,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA	05/14/2024	232,000	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	2025	Land Value	48,803	48,803	11%	5,368	Assessed	26,185	2,420.28	
Year Frozen		Improvements	189,248	189,248		20,817	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	238,051	238,051		26,185	Total Taxable	26,185	2,420.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106356	WIESINGER, JASON & MICHELLE			17	232,000	0	25,520	2,359.00	
2024	2024-660106356	WIESINGER, JASON & MICHELLE			17	3,834	0	422	39.00	
2023	2023-660106356	RAUSCH COLEMAN HOMES OF TULSA LLC			17	3,834	0	422	39.00	
2022	2022-660106356	RAUSCH COLEMAN HOMES OF TULSA LLC			17	3,834	0	422	39.00	



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Lot Data		Square-Foot - NBHD 1166 #1		Primary Image	
Lot Size	0	0			
Lot Count	1				
Units Buildable					
Non-Ag Acres	0.1595				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	6,948.00 x 6.00 = 41,688				
Factor Value					
Adjustments	1.1707				
Lot Value	48,803				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Vinyl
Base/Total Area	1,425 / 1,425
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,425
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	388 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	101.78	Total Misc Impr	+ 2,148
Roofing Adj	+ 4.58	Garage Cost	+ 14,333
Subfloor Adj	+ -1.20	Total RCN	= 193,110
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 3,862
Plumbing Adj	+ 7.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 189,248
Adj Base Cost	= 123.95	Lot Value	+ 48,803
Total Area	x 1,425	Indicated Value	= 238,051
Adjusted Cost	= 176,629	Value Per SqFt	167.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,248		
Lot Value	48,803		
Indicated Value	238,051	167.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	238,051	167.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160457	16x4		64	24.07		1,540
PATO	Patio - Open	160458	14x4		56	10.86		608



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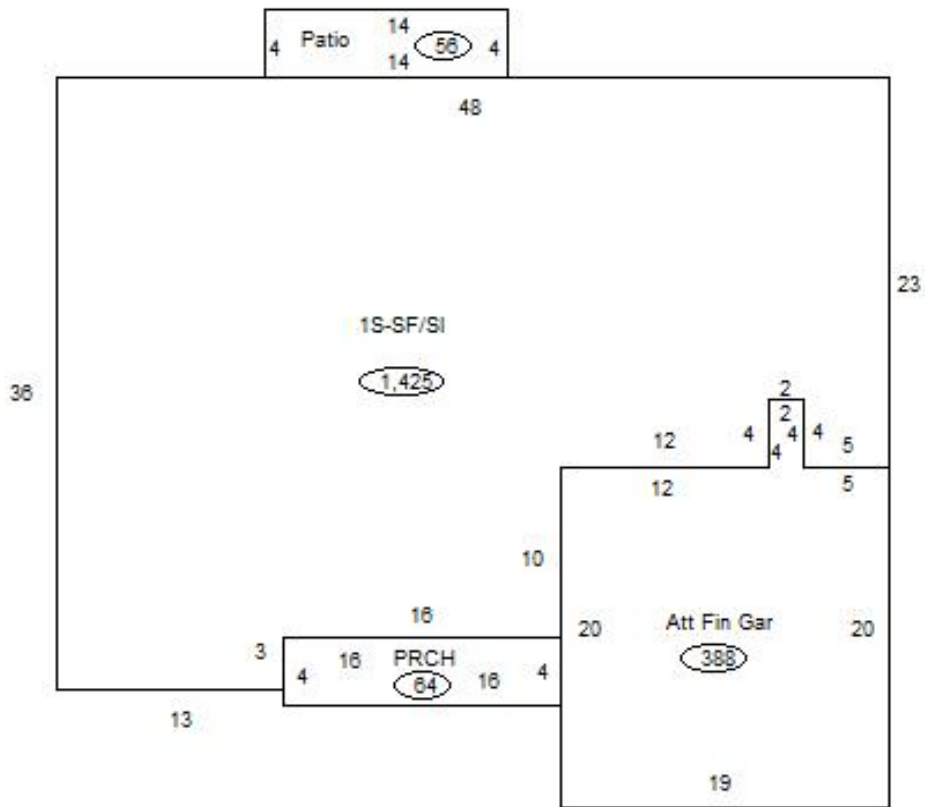
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### Sketch Image

660106356



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,425	1.000	1,425
2	G	5		13	Att Fin Gar	388	1.000	388
3	M	PRCH		13	PRCH	64	1.000	64
4	M	PATO		13	Patio	56	1.000	56
<b>Total Building Area</b>						1,425		1,425