




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:46:50
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Assessment Data					Primary Image				
Account	660106357				 <p>660106357_001.JPG 7/2/2024</p>				
Parcel ID	000000-0005-006-0-000-00h								
Cadastral ID	20-21-16-12460								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	344403								
MATTSON, JESSICA ANN									
1003 RAVEN DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01003 RAVEN DR								
Subdivision	RED PLAINS PHASE I								
Lot/Block	0006 / 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: 36.28684023 -95.61951381									
Building Permits									
LOT 6 BLOCK 5 RED PLAINS PHASE I									
Number	Description	Opened	Closed	Amount					
R24 24-15	R25 NEW SFR 1143 SQ FT	02/2024	06/2024	143,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RAUSCH COLEMAN HOMES OF TULSA	05/20/2024	217,000	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	47,800	47,800	11%	5,258	Assessed	24,481 2,262.78	
Year Frozen		Improvements	174,757	174,757		19,223	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	222,557	222,557		24,481	Total Taxable	23,481 2,170.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106357	MATTSON, JESSICA ANN	17	217,000	0	23,870	2,206.00		
2024	2024-660106357	WENTZEL, JESSICA ANN	17	3,834	0	422	39.00		
2023	2023-660106357	RAUSCH COLEMAN HOMES OF TULSA LLC	17	3,834	0	422	39.00		
2022	2022-660106357	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	0.1597	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	6,956.00 x 6.00 = 41,736	
Factor Value		
Adjustments	1.1453	
Lot Value	47,800	

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	1,271 / 1,271
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,271
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	409 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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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	103.44	Total Misc Impr	+ 2,535
Roofing Adj	+ 4.68	Garage Cost	+ 14,892
Subfloor Adj	+ -1.21	Total RCN	= 178,323
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,566
Plumbing Adj	+ 8.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 174,757
Adj Base Cost	= 126.59	Lot Value	+ 47,800
Total Area	x 1,271	Indicated Value	= 222,557
Adjusted Cost	= 160,896	Value Per SqFt	175.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,757		
Lot Value	47,800		
Indicated Value	222,557	175.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,557	175.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160461	13x4		52	24.10		1,253
PATO	Patio - Open	160462	20x6		120	10.68		1,282

