




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660106358				 <p>660106358_001.JPG 7/2/2024</p>				
Parcel ID	000000-0005-007-0-000-00								
Cadastral ID	20-21-16-12470								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	344711								
CRUZ, VALERIE ANN									
1001 RAVEN DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01001 RAVEN DR								
Subdivision	RED PLAINS PHASE I								
Lot/Block	0007 / 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: 36.28683843 -95.61929453									
Building Permits									
LOT 7 BLOCK 5 RED PLAINS PHASE I									
Number	Description	Opened	Closed	Amount					
R24 24-16	R25 NEW SFR 1613 SQ FT	02/2024	06/2024	159,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA	06/28/2024	216,500	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	2025	Land Value	51,194	51,194	11%	Assessed	24,407	2,255.94	
Year Frozen		Improvements	170,691	170,691		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0	Total Value	221,885	221,885		Total Taxable	24,407	2,256.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106358	CRUZ, VALERIE ANN	17	216,501	0	23,815	2,201.00		
2024	2024-660106358	CRUZ, VALERIE ANN	17	3,834	0	422	39.00		
2023	2023-660106358	RAUSCH COLEMAN HOMES OF TULSA LLC	17	3,834	0	422	39.00		
2022	2022-660106358	RAUSCH COLEMAN HOMES OF TULSA LLC	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	0.1614		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,030.00 x 6.00 = 42,180		
Factor Value			
Adjustments	1.2137		
Lot Value	51,194		



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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	25% Veneer, Masonry 75% Frame, Siding, Vinyl
Base/Total Area	1,229 / 1,229
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,229
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 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	104.43	Total Misc Impr	+ 2,005
Roofing Adj	+ 4.73	Garage Cost	+ 14,968
Subfloor Adj	+ -1.21	Total RCN	= 174,174
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,483
Plumbing Adj	+ 8.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 170,691
Adj Base Cost	= 127.91	Lot Value	+ 51,194
Total Area	x 1,229	Indicated Value	= 221,885
Adjusted Cost	= 157,201	Value Per SqFt	180.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,691		
Lot Value	51,194		
Indicated Value	221,885	180.54	Per SqFt
Agland Value			
Site Improvements			
Total Value	221,885	180.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160507	13x3		39	24.14		941
PATO	Patio - Open	160508	14x7		98	10.86		1,064



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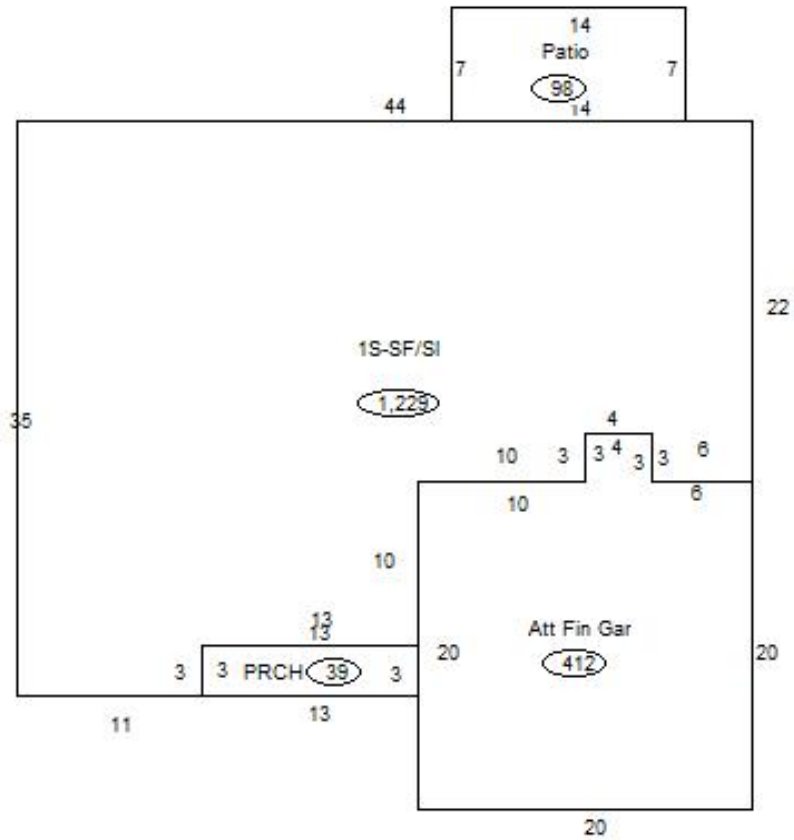
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Sketch Image

660106358



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,229	1.000	1,229
2	G	5		13	Att Fin Gar	412	1.000	412
3	M	PRCH		13	PRCH	39	1.000	39
4	M	PATO		13	Patio	98	1.000	98
Total Building Area						1,229		1,229