



# 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	660106359			<p>660106359_001.JPG 7/2/2024</p>						
Parcel ID	000000-0005-008-0-000-00									
Cadastral ID	20-21-16-12480									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	344696									
BRENT, GENE & PATSY										
18355 S 4190 RD CLAREMORE OK 74017-0000										
Parcel Location										
Situs	00909 RAVEN DR									
Subdivision	RED PLAINS PHASE I									
Lot/Block	0008 / 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: 36.28689116 -95.61923917				Building Permits						
LOT 8 BLOCK 5 RED PLAINS PHASE I				Number	Description	Opened	Closed	Amount		
				R24-17	R25 NEW SFR 1480 SQ FT	02/2024	06/2024	154,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA	06/28/2024	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	51,693	51,693	11%	Assessed	24,462	2,261.02	
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	222,384	222,384		Total Taxable	24,462	2,261.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106359	BRENT, GENE & PATSY			17	217,000	0	23,870	2,206.00	
2024	2024-660106359	BRENT, GENE & PATSY			17	3,834	0	422	39.00	
2023	2023-660106359	RAUSCH COLEMAN HOMES OF TULSA LLC			17	3,834	0	422	39.00	
2022	2022-660106359	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	0.1596		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	6,952.00 x 6.00 = 41,712		
Factor Value			
Adjustments	1.2393		
Lot Value	51,693		



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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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	170,691		
Lot Value	51,693		
Indicated Value	222,384	180.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,384	180.95	Total Value Per SqFt

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	+ 51,693
Total Area	x 1,229	Indicated Value	= 222,384
Adjusted Cost	= 157,201	Value Per SqFt	180.95

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160505	13x3		39	24.14		941
PATO	Patio - Open	160506	98		98	10.86		1,064



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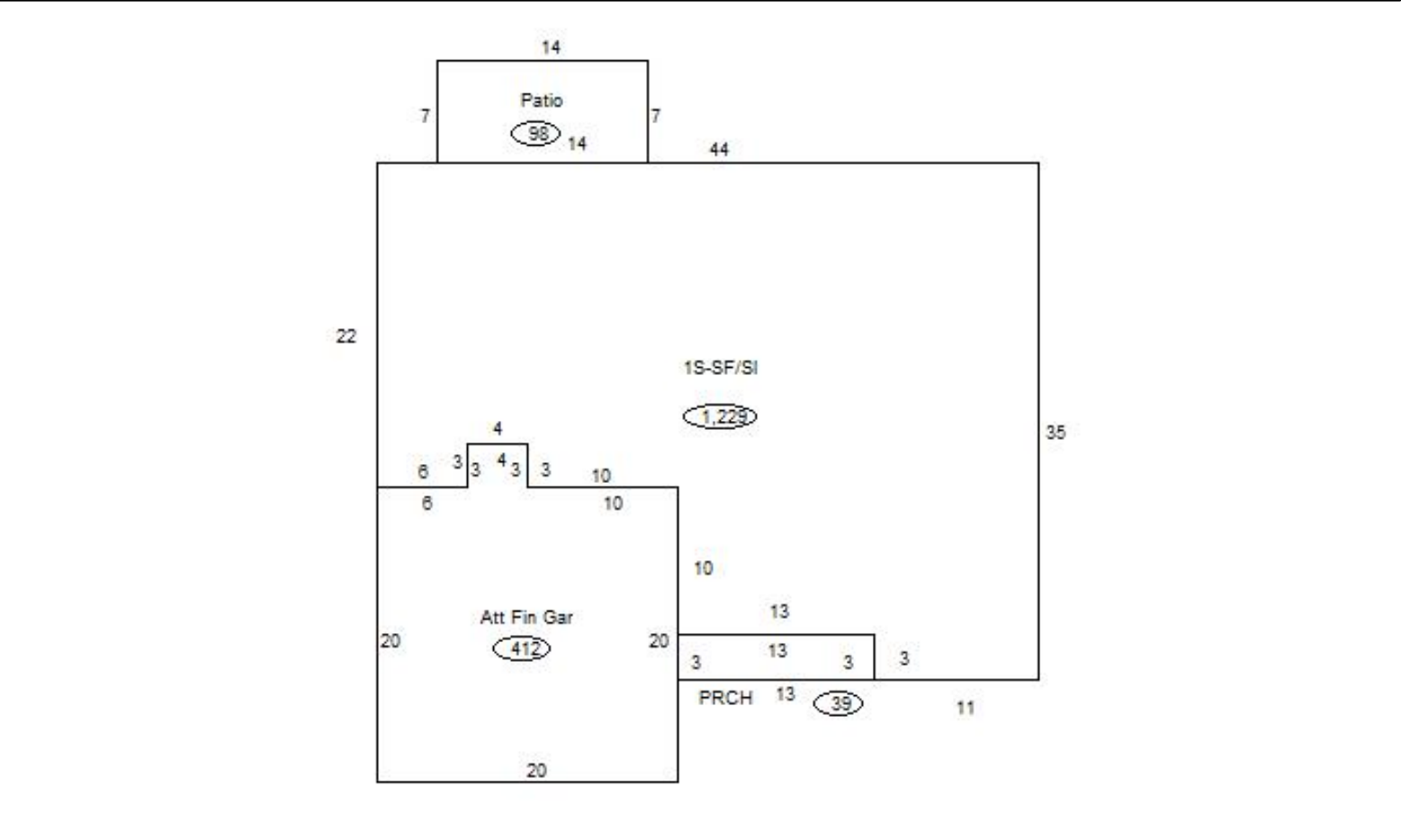
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Sketch Image

660106359



### 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
<b>Total Building Area</b>						1,229		1,229