




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:46:55
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Assessment Data					Primary Image				
Account	660106360				 <p>660106360_001.JPG 9/25/2024</p>				
Parcel ID	000000-0005-009-0-000-00								
Cadastral ID	20-21-16-12490								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	344804								
PHILLIPS, CODY LANE & EMILY NICOLE HAYS									
907 RAVEN DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	00907 RAVEN DR								
Subdivision	RED PLAINS PHASE I								
Lot/Block	0009 / 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: 36.28682541 -95.61882081									
Building Permits									
LOT 9 BLOCK 5 RED PLAINS PHASE I									
Number	Description	Opened	Closed	Amount					
R24-18	R25 NEW SFR 1337 SQ FT	02/2024	09/2024	149,000					
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	07/09/2024	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	58,861	58,861	11%	6,475	Assessed	24,438 2,258.80	
Year Frozen		Improvements	163,301	163,301		17,963	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	222,162	222,162		24,438	Total Taxable	23,438 2,166.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106360	PHILLIPS, CODY LANE &	17	217,000	1000	22,870	2,114.00		
2024	2024-660106360	PHILLIPS, CODY LANE &	17	3,834	0	422	39.00		
2023	2023-660106360	RAUSCH COLEMAN HOMES OF TULSA LLC	17	3,834	0	422	39.00		
2022	2022-660106360	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	0.1621		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,062.00 x 6.00 = 42,372		
Factor Value			
Adjustments	1.3891		
Lot Value	58,861		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,139 / 1,139
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,139
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	409 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	163,301		
Lot Value	58,861		
Indicated Value	222,162	195.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,162	195.05	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.95	Total Misc Impr	+ 2,317
Roofing Adj	+ 4.85	Garage Cost	+ 14,892
Subfloor Adj	+ -1.25	Total RCN	= 166,634
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,333
Plumbing Adj	+ 9.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 163,301
Adj Base Cost	= 131.19	Lot Value	+ 58,861
Total Area	x 1,139	Indicated Value	= 222,162
Adjusted Cost	= 149,425	Value Per SqFt	195.05

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161119	13x4		52	24.10		1,253
PATO	Patio - Open	161120	14x7		98	10.86		1,064



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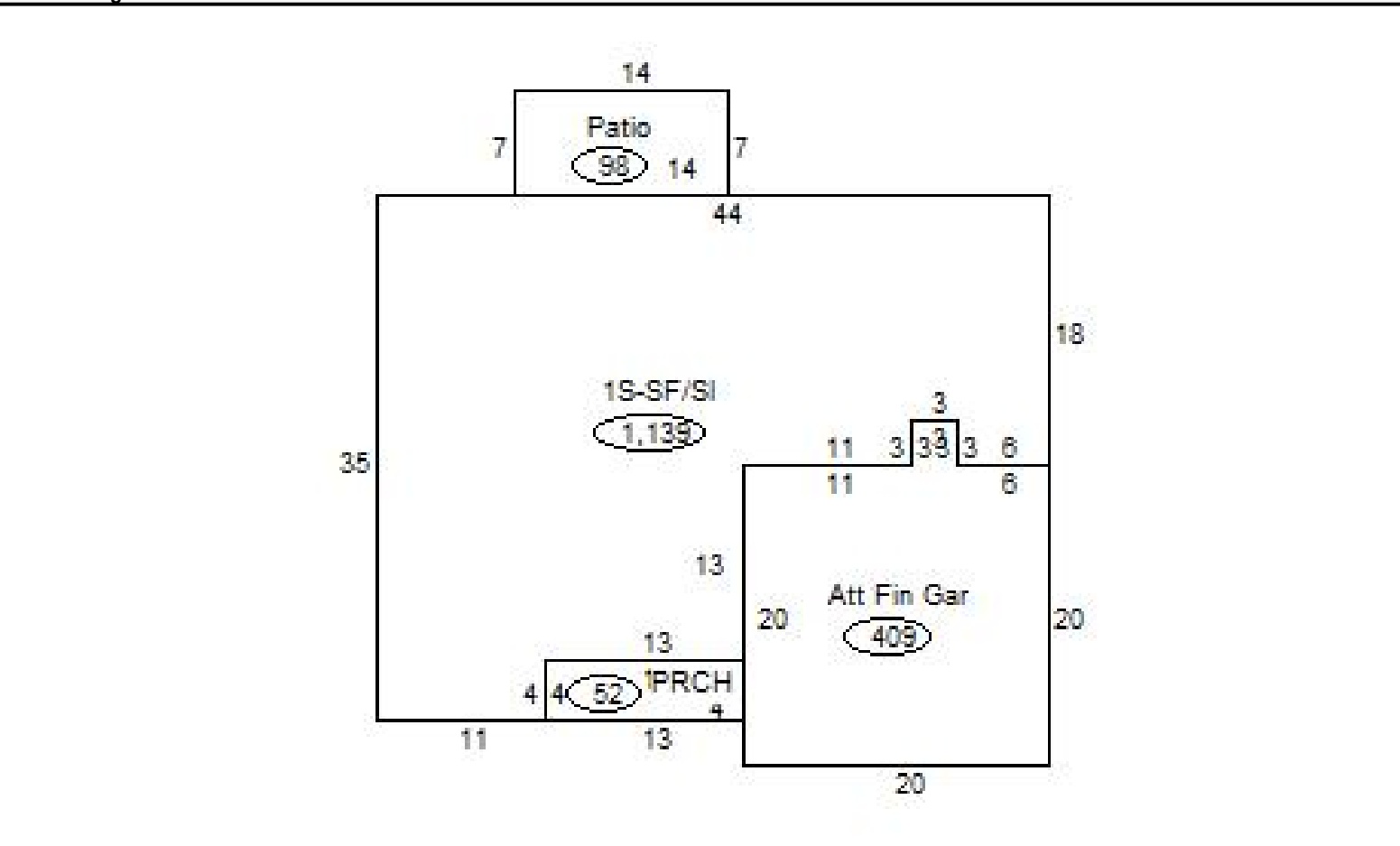
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Sketch Image

660106360



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,139	1.000	1,139
2	G	5		20	Att Fin Gar	409	1.000	409
3	M	PRCH		20	PRCH	52	1.000	52
4	M	PATO		20	Patio	98	1.000	98
Total Building Area						1,139		1,139