



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:57:12  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660107270 <b>Parcel ID</b> 000000-0003-001-0-000-00 <b>Cadastral ID</b> 20-21-16-13200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 343720 HOLT, KEATON RAY & AYSHA FARAJ BENOMRAN  4518 RALEIGH AVE APT 401 ALEXANDRIA VA 22304-0000  <b>Parcel Location</b> <b>Situs</b> 01115 W ABILENE RD <b>Subdivision</b> RED PLAINS PHASE II <b>Lot/Block</b> 0001 / 0008 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\ROB STUFF\2024-2-13\IMG_0001.JPG 2/13/2024</p>														
<b>Legal Description</b> Lat/Long: 36.28545509 -95.62353510																			
LOT 1 BLOCK 8 RED PLAINS PHASE II					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R23 122</td> <td>R24 NEW SFR 1446 SQ FT</td> <td>10/2023</td> <td>02/2024</td> <td>162,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 122	R24 NEW SFR 1446 SQ FT	10/2023	02/2024	162,000
Number	Description	Opened	Closed	Amount															
R23 122	R24 NEW SFR 1446 SQ FT	10/2023	02/2024	162,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	RAUSCH COLEMAN HOMES OF TULSA	02/20/2024	232,500	YES										
					/	TULSA L DEV LLC	09/15/2022	0	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2025		<b>Land Value</b>	42,461	42,461	11%	4,671	<b>Assessed</b>	26,272 2,428.32										
<b>Year Frozen</b>			<b>Improvements</b>	196,375	196,375		21,601	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0 0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	238,836	238,836		26,272	<b>Total Taxable</b>	26,272 2,428.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660107270	HOLT, KEATON RAY &			17	232,500	0	25,575	2,364.00										
2024	2024-660107270	HOLT, KEATON RAY &			17	34,800	0	243	22.00										
2023	2023-660107270	RAUSCH COLEMAN HOMES OF TULSA LLC			17	2,102	0	231	21.00										



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Date 04/18/2026  
 Time 10:57:12  
 Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1997		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	8,700.00 x 5.31 = 46,200		
Factor Value			
Adjustments	0.9191		
Lot Value	42,461		



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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	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,419 / 1,419
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,419
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	387 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted 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	106.22	Total Misc Impr	+	3,851
Roofing Adj	+ 4.58	Garage Cost	+	14,304
Subfloor Adj	+ -1.20	Total RCN	=	200,383
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	-	4,008
Plumbing Adj	+ 7.35	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	196,375
Adj Base Cost	= 128.42	Lot Value	+	42,461
Total Area	x 1,419	Indicated Value	=	238,836
Adjusted Cost	= 182,228	Value Per SqFt		168.31

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	196,375		
Lot Value	42,461		
Indicated Value	238,836	168.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	238,836	168.31	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159554	7x5		35	24.16		846
PRCH	Slab Porch - Covered	159555	14x9		126	23.85		3,005



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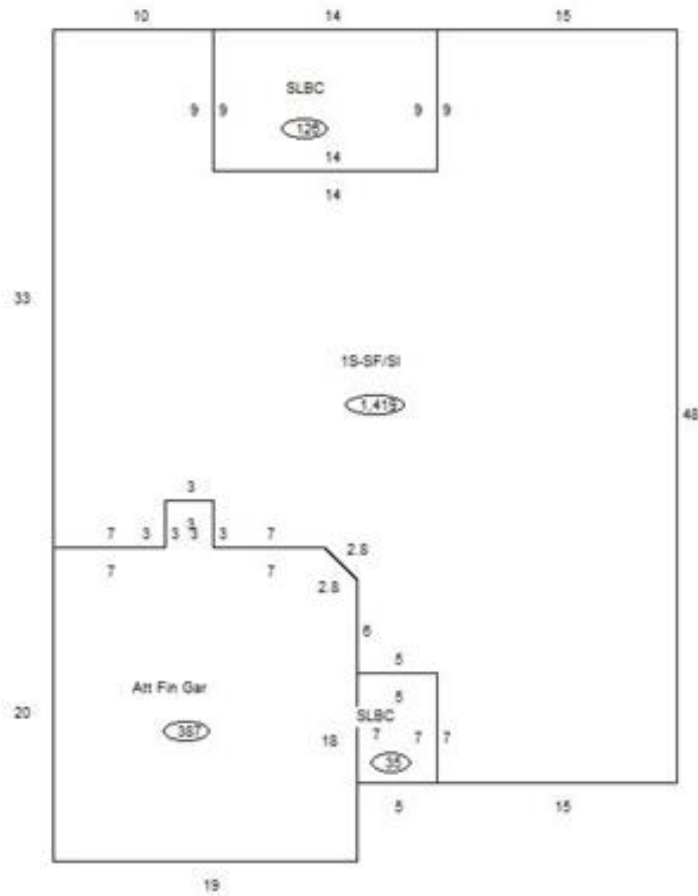
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 Time 10:57:12  
 Page 3

Sketch Image

660107270



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,419	1.000	1,419
2	G	5		10	Att Fin Gar	387	1.000	387
3	M	PRCH		10	SLBC	35	1.000	35
4	M	PRCH		10	SLBC	126	1.000	126
<b>Total Building Area</b>						<b>1,419</b>		<b>1,419</b>