



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image															
<b>Account</b> 660107276 <b>Parcel ID</b> 000000-0003-007-0-000-00 <b>Cadastral ID</b> 20-21-16-13260 <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> 338444 MCGREW FAMILY REVOCABLE TRUST  1304 W MISSOURI AVE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 01103 W ABILENE RD <b>Subdivision</b> RED PLAINS PHASE II <b>Lot/Block</b> 0007 / 0008 Parcel Size 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\2023-11-3\IMG_0009.JPG 11/3/2023</p>															
<b>Legal Description</b> Lat/Long: 36.28532003 -95.62183077										<b>Building Permits</b>									
LOT 7 BLOCK 8 RED PLAINS PHASE II				<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 23-74</td> <td>R24 NEW SFR 1337 SQ FT</td> <td>05/2023</td> <td>11/2023</td> <td>146,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 23-74	R24 NEW SFR 1337 SQ FT	05/2023	11/2023	146,000
Number	Description	Opened	Closed	Amount															
R23 23-74	R24 NEW SFR 1337 SQ FT	05/2023	11/2023	146,000															
<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	09/28/2023	221,000	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>	2024		<b>Land Value</b>	48,554	48,554	11%	5,341	<b>Assessed</b>	24,888										
<b>Year Frozen</b>			<b>Improvements</b>	177,703	177,703		19,547	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	226,257	226,257		24,888	<b>Total Taxable</b>	24,888										
<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	2025-660107276	MCGREW FAMILY REVOCABLE TRUST			17	218,852	0	24,074	2,225.00										
2024	2024-660107276	MCGREW FAMILY REVOCABLE TRUST			17	221,345	0	24,348	2,250.00										
2023	2023-660107276	RAUSCH COLEMAN HOMES OF TULSA LLC			17	2,102	0	231	21.00										



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1761		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,670.00 x 5.75 = 44,140		
Factor Value			
Adjustments	1.1000		
Lot Value	48,554		



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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% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,340 / 1,340
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,340
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	361 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 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	177,703		
Lot Value	48,554		
Indicated Value	226,257	168.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	226,257	168.85	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	100.15	Total Misc Impr	+	3,239
Roofing Adj	+ 4.54	Garage Cost	+	13,566
Subfloor Adj	+ -1.18	Total RCN	=	181,330
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	-	3,627
Plumbing Adj	+ 7.80	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	177,703
Adj Base Cost	= 122.78	Lot Value	+	48,554
Total Area	x 1,340	Indicated Value	=	226,257
Adjusted Cost	= 164,525	Value Per SqFt		168.85

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158507	6x5		30	24.17		725
PRCH	Slab Porch - Covered	158508	15x7		105	23.94		2,514



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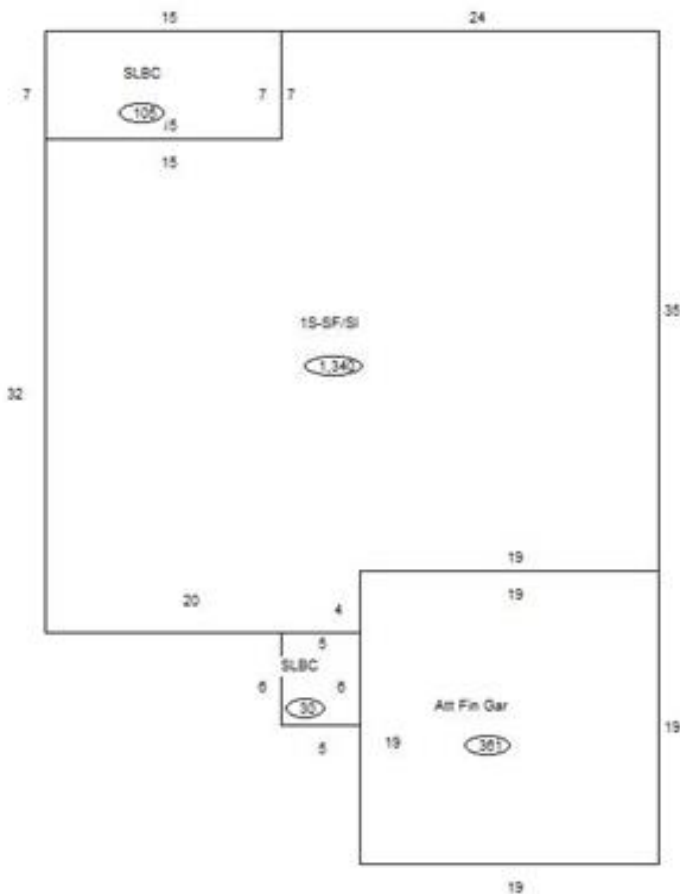
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Sketch Image

660107276



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,340	1.000	1,340
2	G	5		10	Att Fin Gar	361	1.000	361
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PRCH		10	SLBC	105	1.000	105
<b>Total Building Area</b>						<b>1,340</b>		<b>1,340</b>