



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image																									
Account 660107280 Parcel ID 000000-0003-011-0-000-00 Cadastral ID 20-21-16-13300 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 341670 THREE KINGS PROPERTIES LLC 5005 E 118TH PL S TULSA OK 74137-0000 Parcel Location Situs 01007 W ABILENE RD Subdivision RED PLAINS PHASE II Lot/Block 0011 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS	 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-10\IMG_00: 10/10/2023</p>																									
Legal Description Lat/Long: 36.28531768 -95.62093109 LOT 11 BLOCK 8 RED PLAINS PHASE II	Building Permits <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 59</td> <td>R24 NEW SFR 1422 SQ FT</td> <td>03/2023</td> <td>08/2023</td> <td>150,000</td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R23 59	R24 NEW SFR 1422 SQ FT	03/2023	08/2023	150,000															
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>RAUSCH COLEMAN HOMES OF TULSA</td> <td>06/26/2023</td> <td>225,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>TULSA L DEV LLC</td> <td>09/15/2022</td> <td>0</td> <td>WB</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	RAUSCH COLEMAN HOMES OF TULSA	06/26/2023	225,000	YES	/	TULSA L DEV LLC	09/15/2022	0	WB
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Bk/Pg	Grantor	Date	Price	Code																						
/	RAUSCH COLEMAN HOMES OF TULSA	06/26/2023	225,000	YES																						
/	TULSA L DEV LLC	09/15/2022	0	WB																						

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2024	Land Value	44,116	44,116	11%	4,853	Assessed	26,254	2,426.66
Year Frozen		Improvements	194,557	194,557		21,401	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	238,673	238,673		26,254	Total Taxable	26,254	2,427.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107280	THREE KINGS PROPERTIES LLC	17	230,639	0	25,371	2,345.00	
2024	2024-660107280	THREE KINGS PROPERTIES LLC	17	231,156	0	25,428	2,350.00	
2023	2023-660107280	THREE KINGS PROPERTIES 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	0.1758		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,658.00 x 5.76 = 44,116		
Factor Value			
Adjustments	1.0000		
Lot Value	44,116		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-10\IMG_00: 10/10/2023

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	1,541 / 1,541
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,541
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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	194,557		
Lot Value	44,116		
Indicated Value	238,673	154.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	238,673	154.88	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.80	Total Misc Impr	+ 2,150
Roofing Adj	+ 4.39	Garage Cost	+ 14,109
Subfloor Adj	+ -1.15	Total RCN	= 198,528
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,971
Plumbing Adj	+ 6.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 194,557
Adj Base Cost	= 118.28	Lot Value	+ 44,116
Total Area	x 1,541	Indicated Value	= 238,673
Adjusted Cost	= 182,269	Value Per SqFt	154.88

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157796	15x3		45	24.13		1,086
PATO	Slab Porch - Open	157797	14x7		98	10.86		1,064



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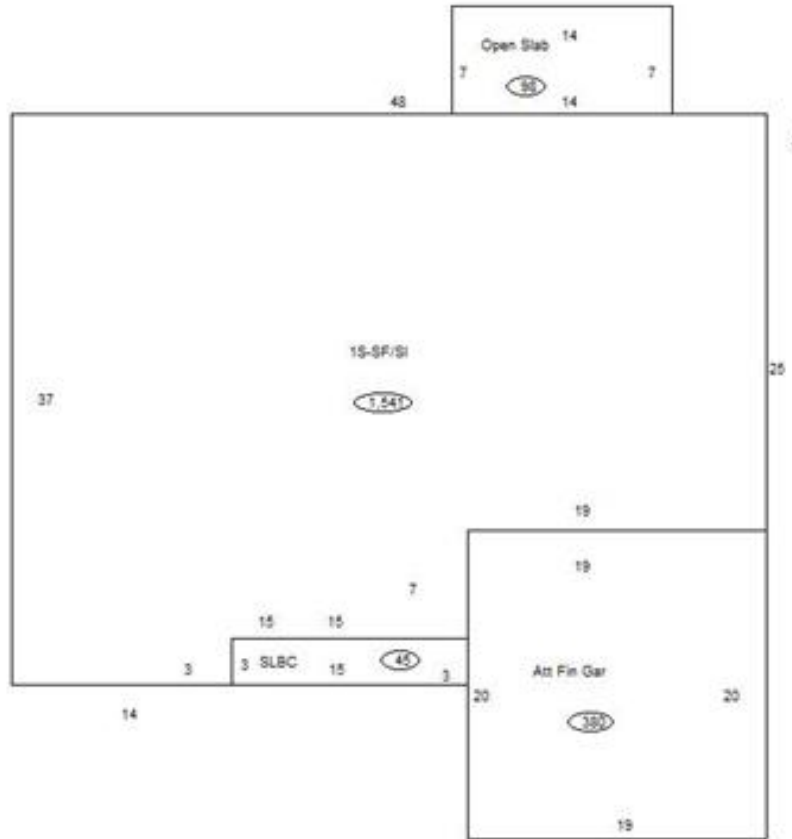
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Sketch Image

660107280



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,541	1.000	1,541
2	G	5		10	Att Fin Gar	380	1.000	380
3	M	PRCH		10	SLBC	45	1.000	45
4	M	PATO		10	Open Slab	98	1.000	98
Total Building Area						1,541		1,541