



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:58:00  
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Assessment Data					Primary Image				
Account	660107295								
Parcel ID	000000-0003-026-0-000-00								
Cadastral ID	20-21-16-13450								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	343149								
COULTER, DAVID B REVOCABLE TRUST									
1110 W ODESSA RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01110 W ODESSA RD								
Subdivision	RED PLAINS PHASE II								
Lot/Block	0026 / 0008	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: 36.28503860 -95.62281890									
Building Permits									
LOT 26 BLOCK 8 RED PLAINS PHASE II									
Number	Description	Opened	Closed	Amount					
R23 093	R24 NEW SFR 1337 SQ FT	07/2023	11/2023	148,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
HV	Veteran	Yes	999,999	24,106					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RAUSCH COLEMAN HOMES OF TULSA	11/21/2023	218,500	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	52,232	48,777	11%	5,365	Assessed	24,106 2,228.12	
Year Frozen	2024	Improvements	182,438	170,369		18,741	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	24,106 -2,228.00	
TIF Project ID	0	Total Value	234,670	219,146		24,106	Total Taxable	0 0.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107295	COULTER, DAVID B	17	222,530	24106		.00		
2024	2024-660107295	COULTER, DAVID BLAINE	17	219,146	24106		.00		
2023	2023-660107295	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	0.1776		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,734.00 x 5.72 = 44,268		
Factor Value			
Adjustments	1.1799		
Lot Value	52,232		



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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	1,398 / 1,398
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,398
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	342 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	182,438		
Lot Value	52,232		
Indicated Value	234,670	167.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,670	167.86	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.14	Total Misc Impr	+ 3,384
Roofing Adj	+ 4.51	Garage Cost	+ 13,102
Subfloor Adj	+ -1.21	Total RCN	= 186,161
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 3,723
Plumbing Adj	+ 7.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 182,438
Adj Base Cost	= 121.37	Lot Value	+ 52,232
Total Area	x 1,398	Indicated Value	= 234,670
Adjusted Cost	= 169,675	Value Per SqFt	167.86

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159090	6x6		36	24.16		870
PRCH	Slab Porch - Covered	159091	15x7		105	23.94		2,514



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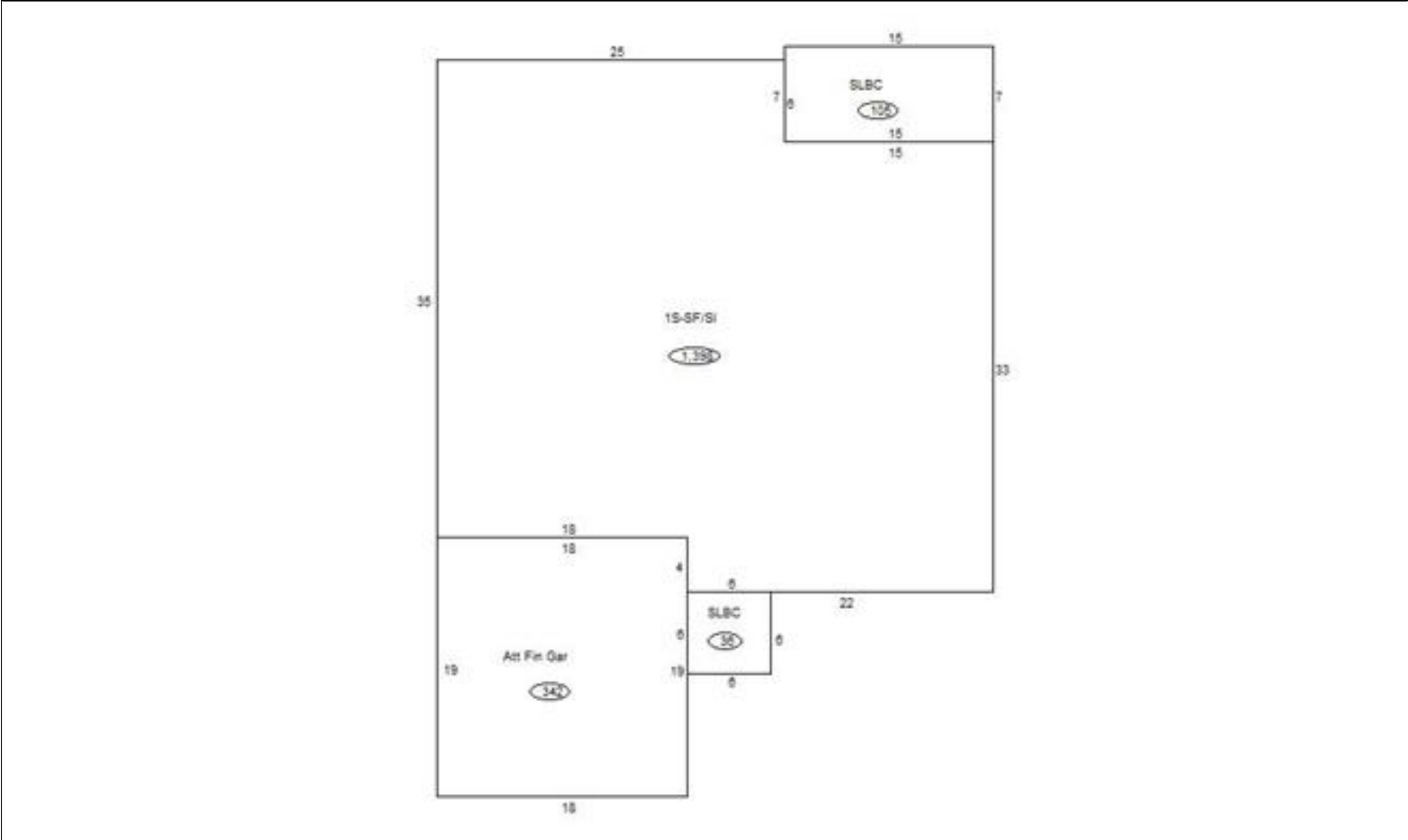
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Sketch Image

660107295



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,398	1.000	1,398
2	G	5		10	Att Fin Gar	342	1.000	342
3	M	PRCH		10	SLBC	36	1.000	36
4	M	PRCH		10	SLBC	105	1.000	105
<b>Total Building Area</b>						<b>1,398</b>		<b>1,398</b>