



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:58:10
Page 1

Assessment Data				Primary Image						
Account	660107300									
Parcel ID	000000-0004-005-0-000-00									
Cadastral ID	20-21-16-13500									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	342340									
HAN, LUCAS KRAFFT										
2009 S AMARILLO DR CLAREMORE OK 74019-0000										
Parcel Location										
Situs	02009 S AMARILLO DR									
Subdivision	RED PLAINS PHASE II									
Lot/Block	0005 / 0009	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: 36.28538672 -95.62366945				Building Permits						
LOT 5 BLOCK 9 RED PLAINS PHASE II				Number	Description	Opened	Closed	Amount		
				R23 23-67	R24 NEW SFR 1446 SQ FT	04/2023	11/2023	154,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA	08/15/2023	227,500	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	44,170	44,170	11%	4,859	Assessed	25,957	2,399.21	
Year Frozen		Improvements	191,804	191,804		21,098	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	235,974	235,974		25,957	Total Taxable	25,957	2,399.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107300	HAN, LUCAS KRAFFT			17	227,940	0	25,074	2,318.00	
2024	2024-660107300	HAN, LUCAS KRAFFT			17	227,722	0	25,049	2,315.00	
2023	2023-660107300	HAN, LUCAS KRAFFT			17	2,102	0	231	21.00	



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 Time 10:58:10
 Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1764		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,685.00 x 5.75 = 44,170		
Factor Value			
Adjustments	1.0000		
Lot Value	44,170		



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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	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,440
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	410 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	191,804		
Lot Value	44,170		
Indicated Value	235,974	163.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	235,974	163.87	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.80	Total Misc Impr	+ 3,851
Roofing Adj	+ 4.56	Garage Cost	+ 14,920
Subfloor Adj	+ -1.19	Total RCN	= 195,718
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,914
Plumbing Adj	+ 7.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 191,804
Adj Base Cost	= 122.88	Lot Value	+ 44,170
Total Area	x 1,440	Indicated Value	= 235,974
Adjusted Cost	= 176,947	Value Per SqFt	163.87

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158545	7x5		35	24.16		846
PRCH	Slab Porch - Covered	158546	14x9		126	23.85		3,005



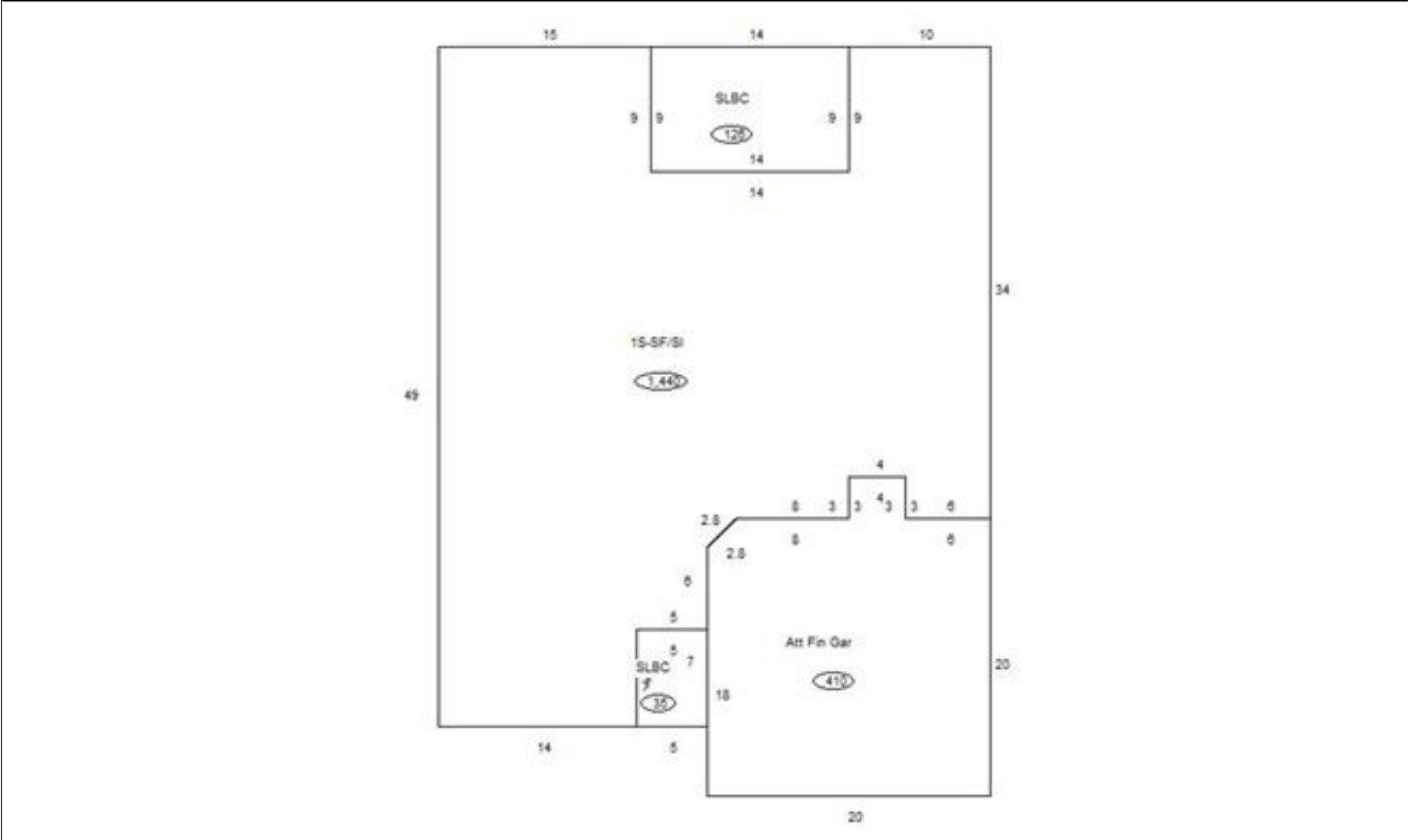
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 Time 10:58:10
 Page 3

Sketch Image

660107300



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,440	1.000	1,440
2	G	5		10	Att Fin Gar	410	1.000	410
3	M	PRCH		10	SLBC	35	1.000	35
4	M	PRCH		10	SLBC	126	1.000	126
Total Building Area						1,440		1,440