



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:58:27
 Page 1

Assessment Data	Primary Image
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Account 660107309
Parcel ID 000000-0005-004-0-000-00
Cadastral ID 20-21-16-13590
Property Type REAL - Real Property
Property Class URP VI Area 1
Tax Area 17 - CLAREMORE OT
Name ID 343306
 SUMMERSCALES, LEE STEVEN &
 STACY A-TRUSTEES
 THE SLS FAMILY TRUST
 4179 E WILDCAT DR
 CAVE CREEK AZ 85331-0000

Parcel Location

Situs 01109 W ODESSA RD
Subdivision RED PLAINS PHASE II
Lot/Block 0004 / 0010 **Parcel Size** 1 - Lots
Sec/Twn/Rng 20 / 21 / 16 / 5
Neighborhood 1166 - R-V01-SW CLAREMORE
School District S001 - CLAREMORE SCHOOLS



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Legal Description Lat/Long: 36.28454003 -95.62250415

LOT 4 BLOCK 10 RED PLAINS PHASE II

Building Permits

Number	Description	Opened	Closed	Amount
R23 107	R24 NEW SFR 1615 SQ FT	08/2023	02/2024	158,000

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	RAUSCH COLEMAN HOMES OF TULSA	12/15/2023	233,000	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	40,379	40,379	11%	4,442	Assessed	26,581 2,456.88
Year Frozen		Improvements	201,267	201,267		22,139	Penalty	0
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00
TIF Project ID	0	Total Value	241,646	241,646		26,581	Total Taxable	26,581 2,457.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660107309	SUMMERSCALES, LEE STEVEN &	17	233,284	0	25,662	2,372.00
2024	2024-660107309	SUMMERSCALES, LEE STEVEN &	17	232,999	0	25,630	2,369.00
2023	2023-660107309	RAUSCH COLEMAN HOMES OF TULSA LLC	17	2,102	0	231	21.00



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Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1844		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	8,033.00 x 5.59 = 44,866		
Factor Value			
Adjustments	0.9000		
Lot Value	40,379		



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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	1,558 / 1,558
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,558
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 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	98.98	Total Misc Impr	+	2,699
Roofing Adj	+ 4.48	Garage Cost	+	14,968
Subfloor Adj	+ -1.15	Total RCN	=	205,375
Heat/Cool Adj	+ 11.47	Depreciation (2%)	-	4,108
Plumbing Adj	+ 6.70	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	201,267
Adj Base Cost	= 120.48	Lot Value	+	40,379
Total Area	x 1,558	Indicated Value	=	241,646
Adjusted Cost	= 187,708	Value Per SqFt		155.10

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	201,267		
Lot Value	40,379		
Indicated Value	241,646	155.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	241,646	155.10	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159421	68		68	24.05		1,635
PATO	Slab Porch - Open	159422	14x7		98	10.86		1,064



Rogers

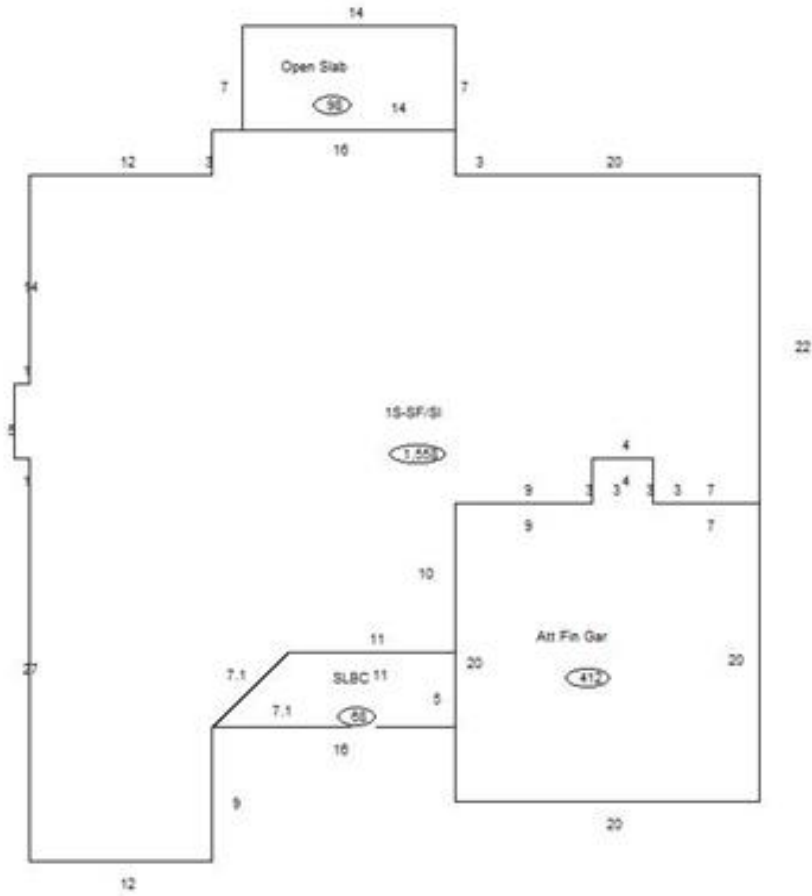
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 Time 10:58:27
 Page 3

Sketch Image

660107309



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,558	1.000	1,558
2	G	5		10	Att Fin Gar	412	1.000	412
3	M	PRCH		10	SLBC	68	1.000	68
4	M	PATO		10	Open Slab	98	1.000	98
Total Building Area						1,558		1,558