



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:21:58
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Assessment Data					Primary Image				
Account	660109193				 <p>660109193_001.JPG 9/24/2025</p>				
Parcel ID	000418-0002-001-0-000-00								
Cadastral ID	30-21-16-14360								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	348809								
HESTIA WH LLC									
225 LIBERTY ST STE 4210 NEW YORK NY 10281-0000									
Parcel Location									
Situs	10174 E BISWELL LN								
Subdivision	KING RIDGE V								
Lot/Block	0001 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	30 / 21 / 16 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.27689953 -95.64814482									
Building Permits									
LOT 1 BLOCK 2 KING RIDGE V									
Number	Description	Opened	Closed	Amount					
R25 029	NEW SFR 1243 SQ FT	06/2025	09/2025	155,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	LENNAR HOMES OF OKLAHOMA LLC	11/20/2025	205,000	15
					/	TULSA L DEV LLC	04/24/2025	693,500	15
					/	RAUSCH COLEMAN HOMES OF TULSA	01/15/2025		15
					/	TULSA L DEV LLC	06/26/2024	0	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2026	Land Value	45,613	45,613	11%	Assessed	12,030	1,313.34	
Year Frozen		Improvements	63,755	63,755		Penalty	0		
Uncapped Value	63,755	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0	Total Value	109,368	109,368		Total Taxable	12,030	1,313.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109193	LENNAR HOMES OF OKLAHOMA LLC			85	7,304	0	803	87.00



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1517		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	6,608.00 x 5.95 = 39,318		
Factor Value			
Adjustments	1.1601		
Lot Value	45,613		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,240 / 1,240
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,240
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	

Cost Approach Manual : 01/2025

Base Cost	96.21	Total Misc Impr	+	2,103
Roofing Adj	+ 4.23	Garage Cost	+	12,203
Subfloor Adj	+ 0.00	Total RCN	=	160,998
Heat/Cool Adj	+ 10.30	Depreciation (1%)	-	1,610
Plumbing Adj	+ 7.56	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	159,388
Adj Base Cost	= 118.30	Lot Value	+	45,613
Total Area	x 1,240	Indicated Value	=	205,001
Adjusted Cost	= 146,692	Value Per SqFt		165.32

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	159,388		
Lot Value	45,613		
Indicated Value	205,001	165.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	205,001	165.32	Total Value Per SqFt

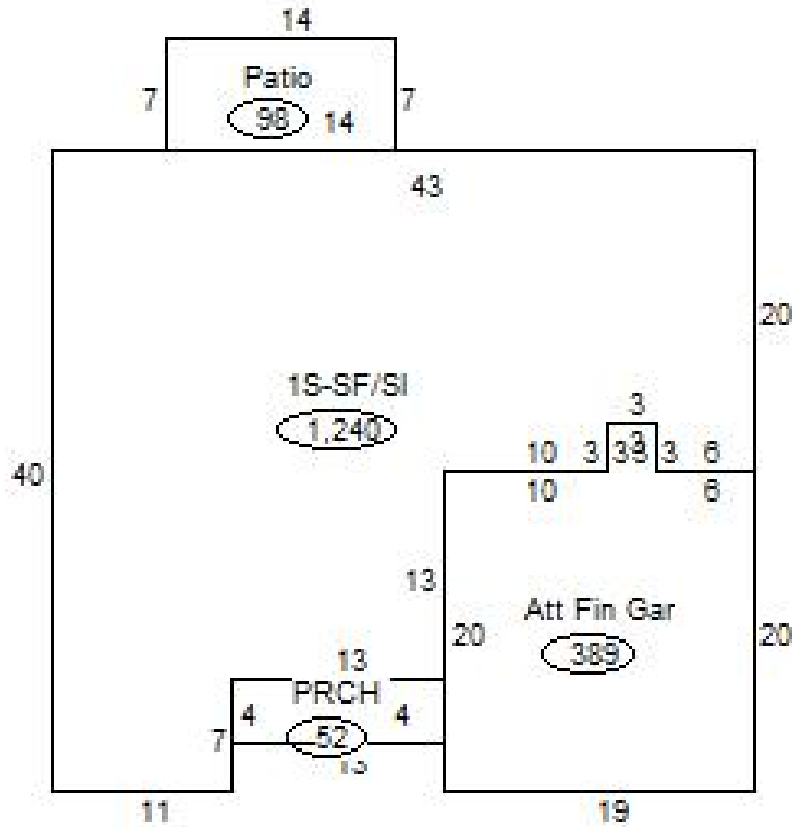
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176269	13x4		52	21.13		1,099
PATO	Patio - Open	176270	14x7		98	10.24		1,004



Sketch Image

660109193



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,240	1.000	1,240
2	G	5		20	Att Fin Gar	389	1.000	389
3	M	PRCH		20	PRCH	52	1.000	52
4	M	PATO		20	Patio	98	1.000	98
Total Building Area						1,240		1,240