



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:22:01
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Assessment Data					Primary Image									
Account	660109195				<p>660109195_001.JPG 1/15/2026</p>									
Parcel ID	000418-0002-003-0-000-00													
Cadastral ID	30-21-16-14380													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 1												
Tax Area	85 - CLRM SD-VERD TOWN/FIRE													
Name ID	348677													
SMITH, COLTEN & BREONNA														
10146 E BISWELL LN CLAREMORE OK 74019-0000														
Parcel Location														
Situs	10146 E BISWELL LN													
Subdivision	KING RIDGE V													
Lot/Block	0003 / 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: 36.27688038 -95.64851687														
LOT 3 BLOCK 2 KING RIDGE V														
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>R25 031</td> <td>NEW SFR 1422 SQ FT</td> <td>06/2025</td> <td>01/2026</td> <td>155,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 031	NEW SFR 1422 SQ FT	06/2025	01/2026	155,000
Number	Description	Opened	Closed	Amount										
R25 031	NEW SFR 1422 SQ FT	06/2025	01/2026	155,000										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	LENNAR HOMES OF OKLAHOMA LLC	10/31/2025	232,500	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	42,519	42,519	11%	Assessed	25,575	2,792.07						
Year Frozen		Improvements	189,982	189,982		Penalty	0							
Uncapped Value	189,982	Mobile Home	0	0	0	Exemption	1,000	-92.00						
TIF Project ID	0	Total Value	232,501	232,501	25,575	Total Taxable	24,575	2,700.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660109195	LENNAR HOMES OF OKLAHOMA LLC			85	7,304	0	803	87.00					



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1543	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,720.00 x 5.95 = 39,984	
Factor Value		
Adjustments	1.0634	
Lot Value	42,519	

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	1,421 / 1,421
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,421
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 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	101.13	Total Misc Impr	+ 2,222
Roofing Adj	+ 4.58	Garage Cost	+ 14,441
Subfloor Adj	+ -1.20	Total RCN	= 191,901
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 1,919
Plumbing Adj	+ 7.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 189,982
Adj Base Cost	= 123.32	Lot Value	+ 42,519
Total Area	x 1,421	Indicated Value	= 232,501
Adjusted Cost	= 175,238	Value Per SqFt	163.62

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,982		
Lot Value	42,519		
Indicated Value	232,501	163.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	232,501	163.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	193352	16x3		48	24.12		1,158
PATO	Patio - Open	193353	14x7		98	10.86		1,064



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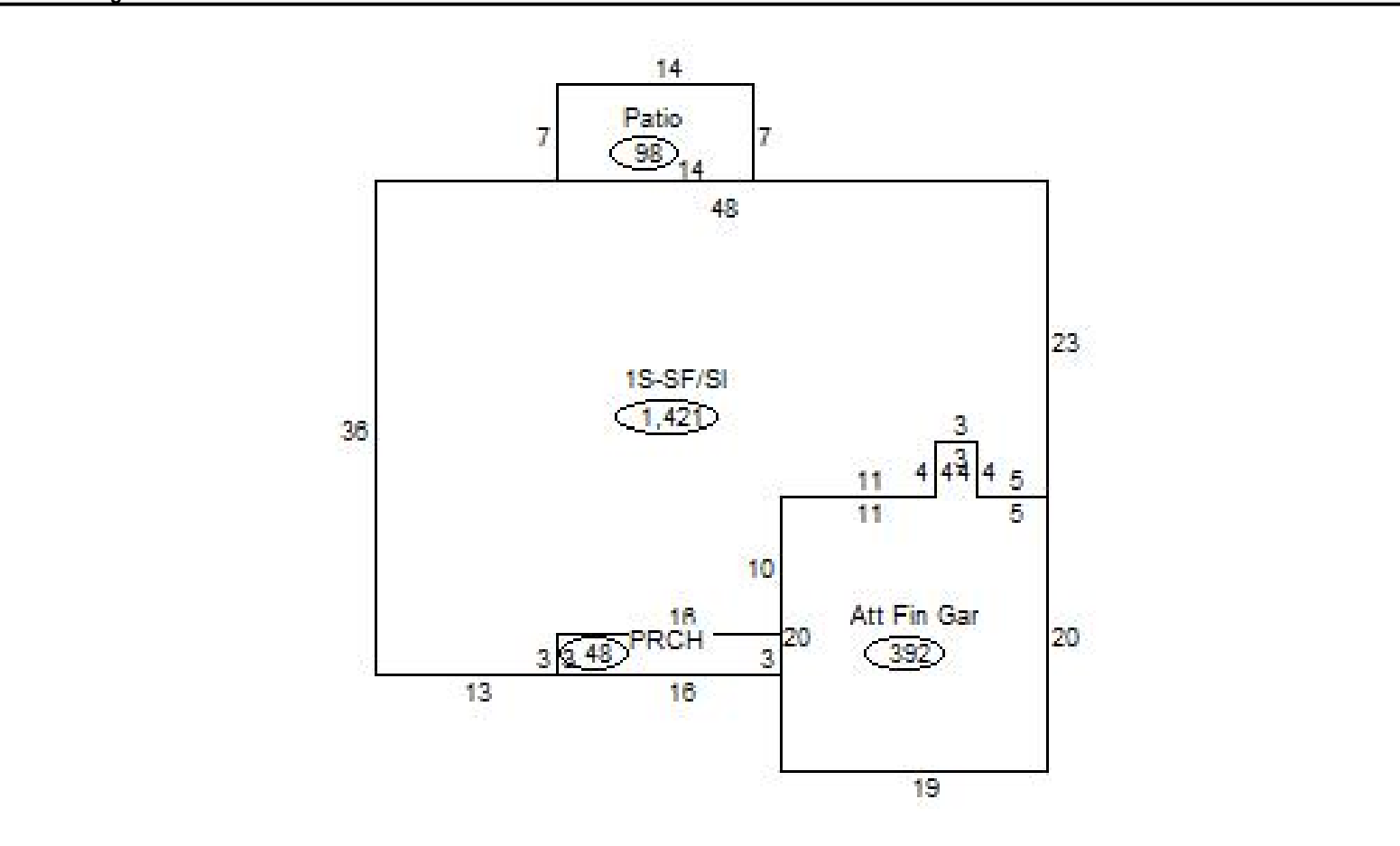
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Sketch Image

660109195



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,421	1.000	1,421
2	G	5		20	Att Fin Gar	392	1.000	392
3	M	PRCH		20	PRCH	48	1.000	48
4	M	PATO		20	Patio	98	1.000	98
Total Building Area						1,421		1,421