



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:22:16
Page 1

Assessment Data					Primary Image				
Account	660109203								
Parcel ID	000418-0002-011-0-000-00								
Cadastral ID	30-21-16-14460								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	346724								
LENTZ, CALEB I & MIKAYLA N									
10157 E BISWELL CT CLAREMORE OK 74019-0000									
Parcel Location									
Situs	10157 E BISWELL CT								
Subdivision	KING RIDGE V								
Lot/Block	0011 / 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: 36.27647571 -95.64835805									
Building Permits									
LOT 11 BLOCK 2 KING RIDGE V									
Number	Description	Opened	Closed	Amount					
R24 056	NEW SFR 1446 SQ FT	12/2024	06/2025	164,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA	03/31/2025	240,500	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	53,723	53,723	11%	Assessed	27,162	2,965.33	
Year Frozen		Improvements	193,202	193,202		Penalty	0		
Uncapped Value	193,202	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0	Total Value	246,925	246,925		Total Taxable	27,162	2,965.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109203	LENTZ, CALEB I & MIKAYLA N			85	7,304	0	803	87.00



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Time 11:22:16
Page 2

Lot Data		Square-Foot - NBHD 1109 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.2336	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,174.00 x 5.28 = 53,723	
Factor Value		
Adjustments		
Lot Value	53,723	



660109203_001.JPG 6/18/2025

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	1,446 / 1,446
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,446
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	428 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	100.68	Total Misc Impr	+	2,321			
Roofing Adj	+ 4.56	Garage Cost	+	15,365			
Subfloor Adj	+ -1.19	Total RCN	=	195,154			
Heat/Cool Adj	+ 11.47	Depreciation (1%)	-	1,952			
Plumbing Adj	+ 7.21	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	193,202			
Adj Base Cost	= 122.73	Lot Value	+	53,723			
Total Area	x 1,446	Indicated Value	=	246,925			
Adjusted Cost	= 177,468	Value Per SqFt		170.76			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,202		
Lot Value	53,723		
Indicated Value	246,925	170.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	246,925	170.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	172458	14x6		84	19.00		1,596
PRCH	Porch	172460	6x5		30	24.17		725



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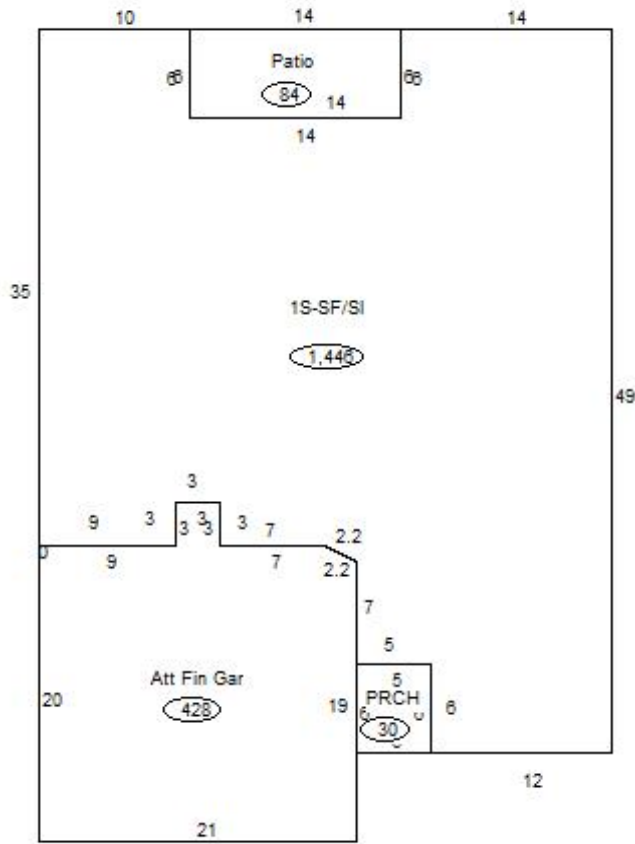
Date 04/18/2026

Time 11:22:16

Page 3

Sketch Image

660109203



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,446	1.000	1,446
2	M	PATC		13	Patio	84	1.000	84
3	G	5		13	Att Fin Gar	428	1.000	428
4	M	PRCH		13	PRCH	30	1.000	30
Total Building Area						1,446		1,446