



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:22:32
 Page 1

Assessment Data					Primary Image																																																	
Account 660109212 Parcel ID 000418-0003-001-0-000-00 Cadastral ID 30-21-16-14550 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 10106 E KING PL Subdivision KING RIDGE V Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					<p>660109212_001.JPG 1/15/2026</p>																																																	
Legal Description Lot/Long: 36.27762937 -95.64915302 LOT 1 BLOCK 3 KING RIDGE V																																																						
Exemptions					Building Permits																																																	
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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 038</td> <td>NEW SFR 1355 SQ FT</td> <td>06/2025</td> <td>01/2026</td> <td>140,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 038	NEW SFR 1355 SQ FT	06/2025	01/2026	140,000																									
Code	Type	Active	Maximum	Exemption																																																		
Number	Description	Opened	Closed	Amount																																																		
R25 038	NEW SFR 1355 SQ FT	06/2025	01/2026	140,000																																																		
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>LENNAR HOMES OF OKLAHOMA LLC</td> <td>11/20/2025</td> <td>210,000</td> <td>15</td> </tr> <tr> <td>/</td> <td>TULSA L DEV LLC</td> <td>07/15/2025</td> <td>462,500</td> <td>15</td> </tr> <tr> <td>/</td> <td>RAUSCH COLEMAN HOMES OF TULSA</td> <td>01/15/2025</td> <td>15</td> <td>15</td> </tr> <tr> <td>/</td> <td>TULSA L DEV LLC</td> <td>06/26/2024</td> <td>0</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	LENNAR HOMES OF OKLAHOMA LLC	11/20/2025	210,000	15	/	TULSA L DEV LLC	07/15/2025	462,500	15	/	RAUSCH COLEMAN HOMES OF TULSA	01/15/2025	15	15	/	TULSA L DEV LLC	06/26/2024	0	WB										
Code	Type	Active	Maximum	Exemption																																																		
Bk/Pg	Grantor	Date	Price	Code																																																		
/	LENNAR HOMES OF OKLAHOMA LLC	11/20/2025	210,000	15																																																		
/	TULSA L DEV LLC	07/15/2025	462,500	15																																																		
/	RAUSCH COLEMAN HOMES OF TULSA	01/15/2025	15	15																																																		
/	TULSA L DEV LLC	06/26/2024	0	WB																																																		
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>109.172</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value 47,962</td> <td>47,962</td> <td>11%</td> <td>5,276</td> <td>Assessed</td> <td>23,815</td> <td>2,599.93</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 168,538</td> <td>168,538</td> <td> </td> <td>18,539</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>168,538</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 216,500</td> <td>216,500</td> <td> </td> <td>23,815</td> <td>Total Taxable</td> <td>23,815</td> <td>2,600.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	2026	Land Value 47,962	47,962	11%	5,276	Assessed	23,815	2,599.93	Year Frozen		Improvements 168,538	168,538		18,539	Penalty	0		Uncapped Value	168,538	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 216,500	216,500		23,815	Total Taxable	23,815	2,600.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax																																														
Remove Cap	2026	Land Value 47,962	47,962	11%	5,276	Assessed	23,815	2,599.93																																														
Year Frozen		Improvements 168,538	168,538		18,539	Penalty	0																																															
Uncapped Value	168,538	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 216,500	216,500		23,815	Total Taxable	23,815	2,600.00																																														
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660109212</td> <td>LENNAR HOMES OF OKLAHOMA LLC</td> <td>85</td> <td>7,304</td> <td>0</td> <td>803</td> <td>87.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660109212	LENNAR HOMES OF OKLAHOMA LLC	85	7,304	0	803	87.00																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660109212	LENNAR HOMES OF OKLAHOMA LLC	85	7,304	0	803	87.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:22:32
 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1689		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,356.00 x 5.95 = 43,768		
Factor Value			
Adjustments	1.0958		
Lot Value	47,962		



660109212_001.JPG 1/15/2026

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,355 / 1,355
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,355
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 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	93.57	Total Misc Impr	+	1,765
Roofing Adj	+ 4.16	Garage Cost	+	12,718
Subfloor Adj	+ 0.00	Total RCN	=	170,240
Heat/Cool Adj	+ 10.30	Depreciation (1%)	-	1,702
Plumbing Adj	+ 6.92	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	168,538
Adj Base Cost	= 114.95	Lot Value	+	47,962
Total Area	x 1,355	Indicated Value	=	216,500
Adjusted Cost	= 155,757	Value Per SqFt		159.78

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	168,538		
Lot Value	47,962		
Indicated Value	216,500	159.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	216,500	159.78	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	193900	6x5		30	21.20		636
PATC	Patio - Covered	193901	9x7		63	17.92		1,129



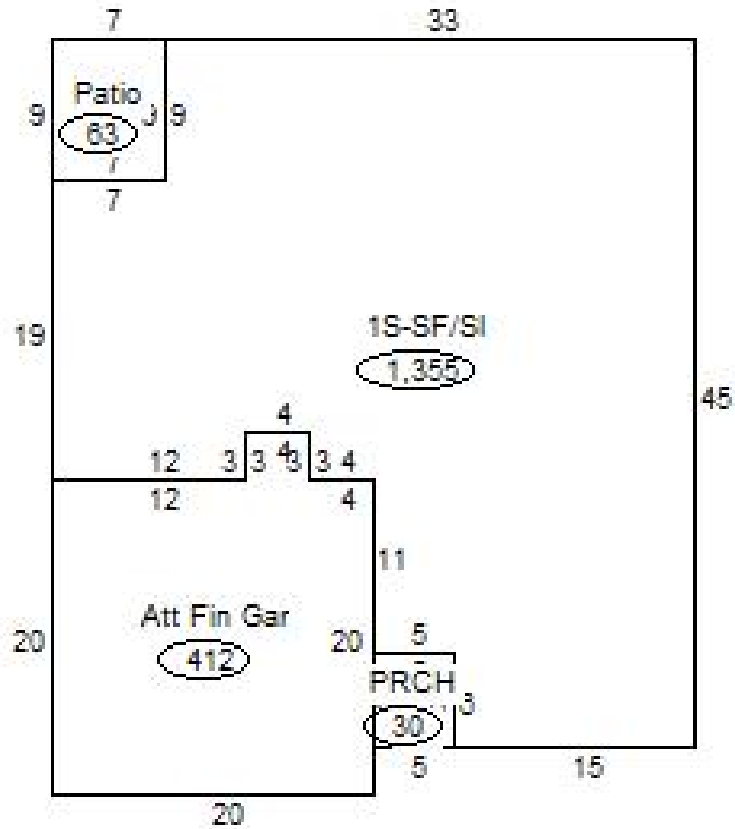
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:22:32
 Page 3

Sketch Image

660109212



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,355	1.000	1,355
2	G	5		20	Att Fin Gar	412	1.000	412
3	M	PRCH		20	PRCH	30	1.000	30
4	M	PATC		20	Patio	63	1.000	63
Total Building Area						1,355		1,355