



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:22:44  
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Assessment Data					Primary Image				
Account	660109219								
Parcel ID	000418-0003-008-0-000-00								
Cadastral ID	30-21-16-14620								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	348366								
ALVARADO, ANNA									
12111 RESEDA BLVD PORTER RANCH CA 91326-0000									
Parcel Location									
Situs	10131 E BISWELL LN								
Subdivision	KING RIDGE V								
Lot/Block	0008 / 0003	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: 36.27733636 -95.64875640									
LOT 8 BLOCK 3 KING RIDGE V									
Building Permits									
Number		Description		Opened	Closed	Amount			
R25 027		NEW SFR 1355 SQ FT		05/2025	09/2025	165,000			
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	LENNAR HOMES OF OKLAHOMA LLC	09/29/2025	225,000	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	41,356	41,356	11%	Assessed	24,750	2,702.00
Year Frozen			Improvements	183,645	183,645		Penalty	0	
Uncapped Value	183,645		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	225,001	225,001	24,750	Total Taxable	24,750	2,702.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109219	LENNAR HOMES OF OKLAHOMA LLC			85	7,304	0	803	87.00



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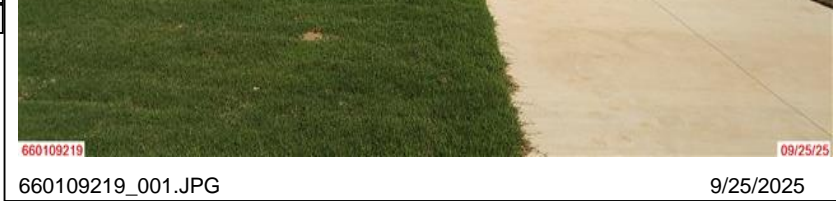
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1499	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,530.00 x 5.95 = 38,854	
Factor Value		
Adjustments	1.0644	
Lot Value	41,356	

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	1,351 / 1,351
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,351
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	416 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



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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	102.12	Total Misc Impr	+ 1,922
Roofing Adj	+ 4.63	Garage Cost	+ 15,068
Subfloor Adj	+ -1.21	Total RCN	= 185,500
Heat/Cool Adj	+ 11.47	Depreciation ( 1%)	- 1,855
Plumbing Adj	+ 7.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 183,645
Adj Base Cost	= 124.73	Lot Value	+ 41,356
Total Area	x 1,351	Indicated Value	= 225,001
Adjusted Cost	= 168,510	Value Per SqFt	166.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,645		
Lot Value	41,356		
Indicated Value	225,001	166.54	Per SqFt
Agland Value			
Site Improvements			
Total Value	225,001	166.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176283	6x5		30	24.17		725
PATC	Patio - Covered	176284	9x7		63	19.00		1,197



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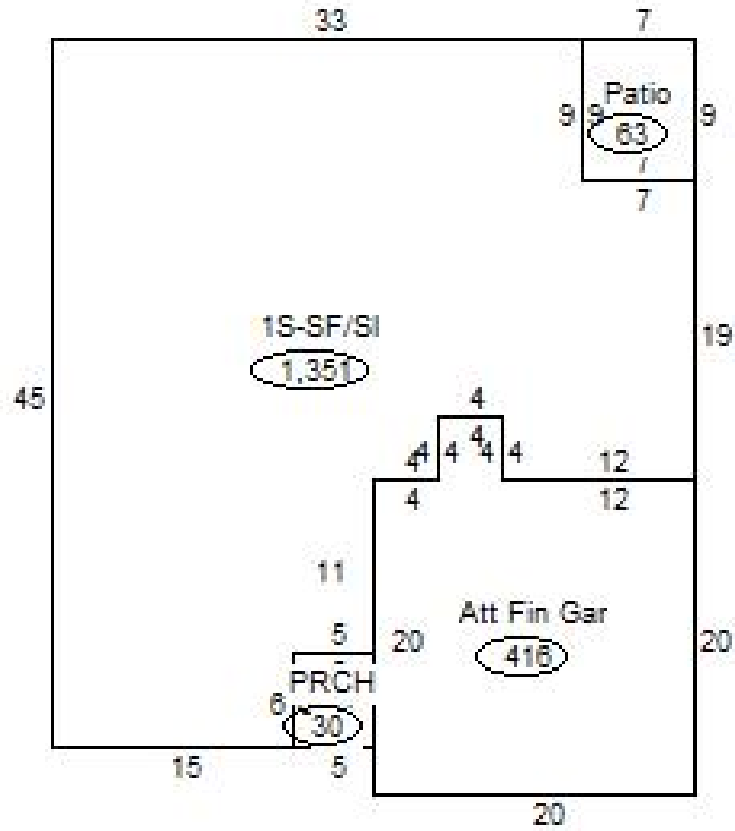
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Sketch Image

660109219



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,351	1.000	1,351
2	G	5		20	Att Fin Gar	416	1.000	416
3	M	PRCH		20	PRCH	30	1.000	30
4	M	PATC		20	Patio	63	1.000	63
<b>Total Building Area</b>						1,351		1,351