



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:22:50
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Assessment Data				Primary Image					
Account	660109222			No Image On File					
Parcel ID	000418-0004-001-0-000-00								
Cadastral ID	30-21-16-14650								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	336541								
TULSA L DEV LLC									
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703-0000									
Parcel Location									
Situs	10163 E KING PL								
Subdivision	KING RIDGE V								
Lot/Block	0001 / 0004	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: 36.27811166 -95.64840915				Building Permits					
LOT 1 BLOCK 4 KING RIDGE V				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	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	7,304	7,304	11%	Assessed	803	87.66
Year Frozen			Improvements	0	0		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00
TIF Project ID	0		Total Value	7,304	7,304		Total Taxable	803	88.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109222	TULSA L DEV LLC			85	7,304	0	803	87.00



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Lot Data Units-Buildable - KING RIDGE V - DEV DEF		Primary Image	
Lot Size	0 0		
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1763		
Topography			
Street Access			
Utilities			
Amenities			
Method	Units-Buildable		
Base Lot Value	7,304.00 x 7,304.00 = 7,304		
Factor Value			
Adjustments			
Lot Value	7,304		
Residential Data		GRM Approach	
Type		GRM Code	
Condition	-	Gross Rent	0.00
Quality	-	Indicated Value	
Architecture		Multiple Regression	
Style		MRA Code	
Exterior Wall		Adjusted R	
Base/Total Area /		Indicated Value	
Style		Direct Comparables	
HVAC		Selection Model	A Adam Test
Roof Cover		Adjustment Model	1 2022 Residential
Area on Slab		Comparables	
Fixture/RghIn /		Indicated Value	
Bed/F/H Bath / /		Value Reconciliation	
Basement Area		Selected Approach	Cost Approach
Garage Type		Improvements	
Remodel		Lot Value	7,304
Year/Eff Age /		Indicated Value	7,304 0.00 Per SqFt
Cost Approach Manual : 01/2025		Agland Value	
Base Cost	0.00	Site Improvements	
Roofing Adj +	0.00	Total Value	7,304 0.00 Total Value Per SqFt
Subfloor Adj +	0.00	Miscellaneous Improvements	
Heat/Cool Adj +	0.00	Code	Description
Plumbing Adj +	0.00	Sketch ID	Size
Basement Adj +	0.00	Year	Units
Adj Base Cost =	0.00	Unit Cost	Depr
Total Area x		Value	
Adjusted Cost =	0		