



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:24:18
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Assessment Data					Primary Image				
Account	660109272				<p>660109272_001.JPG 1/7/2025</p>				
Parcel ID	000418-0006-009-0-000-00								
Cadastral ID	25-21-15-02590								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	345926								
RAFI, WENDY RENEE									
9903 E LARRY ST CLAREMORE OK 74019-0000									
Parcel Location									
Situs	09903 E LARRY ST								
Subdivision	KING RIDGE V								
Lot/Block	0009 / 0006	Parcel Size	1 - Lots						
Sec/Twn/Rng	25 / 21 / 15 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.27373088 -95.65269914									
LOT 9 BLOCK 6 KING RIDGE V									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 030	NEW SFR 1355 SQ FT	09/2024	01/2025						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RAUSCH COLEMAN HOMES OF TULSA	11/26/2024	229,500	YES					
/	TULSA L DEV LLC	06/26/2024	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2025	Land Value	62,936	62,936	11%	6,923	Assessed	25,839	2,690.66
Year Frozen		Improvements	171,968	171,968		18,916	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	234,904	234,904		25,839	Total Taxable	25,839	2,691.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660109272	RAFI, WENDY RENEE	80	229,500	0	25,245	2,629.00		



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2057		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,962.00 x 5.55 = 49,742		
Factor Value			
Adjustments	1.2652		
Lot Value	62,936		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,257 / 1,257
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,257
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	103.26	Total Misc Impr	+ 2,093
Roofing Adj	+ 4.70	Garage Cost	+ 14,362
Subfloor Adj	+ -1.21	Total RCN	= 175,478
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,510
Plumbing Adj	+ 8.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 171,968
Adj Base Cost	= 126.51	Lot Value	+ 62,936
Total Area	x 1,257	Indicated Value	= 234,904
Adjusted Cost	= 159,023	Value Per SqFt	186.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,968		
Lot Value	62,936		
Indicated Value	234,904	186.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,904	186.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	162724	6x5		30	24.17		725
PATC	Patio - Covered	162725	12x6		72	19.00		1,368



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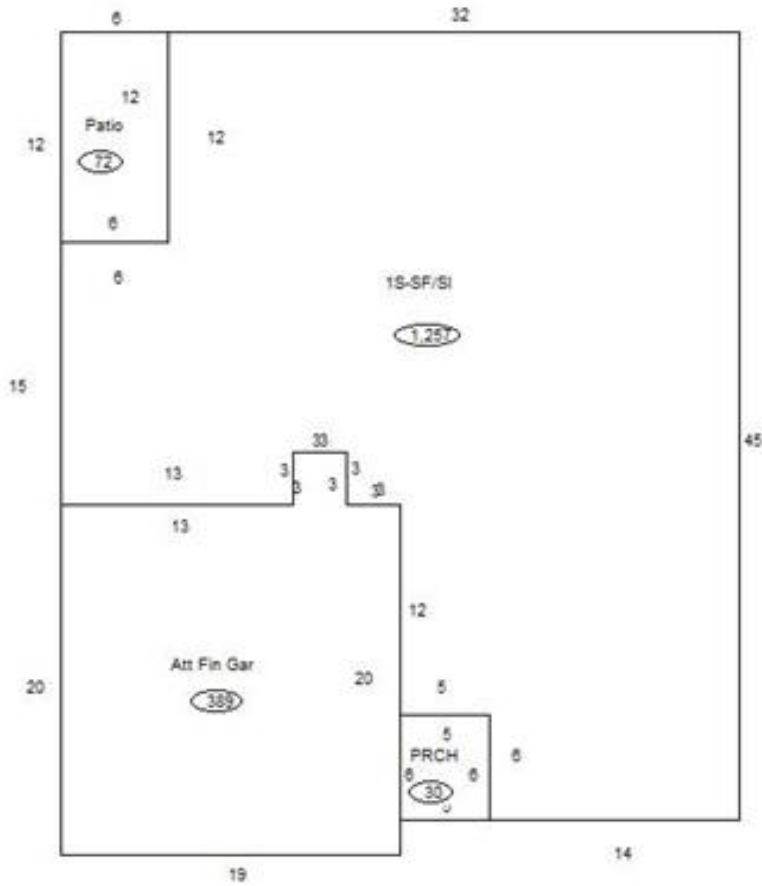
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,257	1.000	1,257
2	G	5		10	Att Fin Gar	389	1.000	389
3	M	PRCH		10	PRCH	30	1.000	30
4	M	PATC		10	Patio	72	1.000	72
Total Building Area						1,257		1,257