



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:24:33
Page 1

Assessment Data					Primary Image				
Account	660109280								
Parcel ID	000418-0007-003-0-000-00								
Cadastral ID	25-21-15-02670								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 4							
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	346323								
TMB LLC									
22415 S ROSE GLEN CT CLAREMORE OK 74019-0000									
Parcel Location									
Situs	09935 E KATHY ST								
Subdivision	KING RIDGE V								
Lot/Block	0003 / 0007	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: 36.27290026 -95.65195974									
LOT 3 BLOCK 7 KING RIDGE V									
Building Permits									
Number		Description		Opened	Closed	Amount			
R24 037		NEW SFR 1422 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	01/28/2025	227,000	15
					/	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	2026		Land Value	58,587	58,587	11%	Assessed	24,971	2,600.28
Year Frozen			Improvements	168,419	168,419		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00
TIF Project ID	0		Total Value	227,006	227,006		Total Taxable	24,971	2,600.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109280	TMB LLC			80	72,608	0	7,986	832.00



Rogers

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Page 2

Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1619	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,054.00 x 5.95 = 41,971	
Factor Value		
Adjustments	1.3959	
Lot Value	58,587	

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	1,423 / 1,423
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,423
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400
Remodel	
Year/Eff Age	2024 / 2

Cost Approach		Manual : 01/2025	
Base Cost	98.69	Total Misc Impr	+ 0
Roofing Adj	+ 4.48	Garage Cost	+ 0
Subfloor Adj	+ -1.20	Total RCN	= 171,856
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,437
Plumbing Adj	+ 7.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 168,419
Adj Base Cost	= 120.77	Lot Value	+ 58,587
Total Area	x 1,423	Indicated Value	= 227,006
Adjusted Cost	= 171,856	Value Per SqFt	159.53

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	168,419		
Lot Value	58,587		
Indicated Value	227,006	159.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	227,006	159.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RPO RPO		163293	10x7		70	0.00		
RPO RPO		163294	15x3		45	0.00		



Rogers

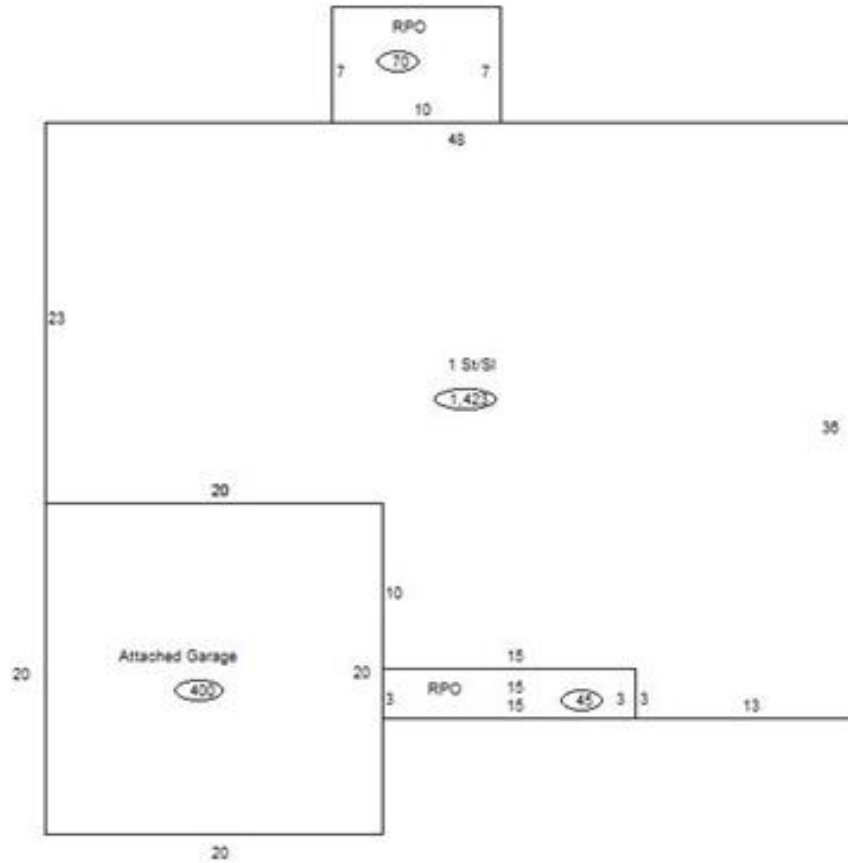
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 Time 11:24:33
 Page 3

Sketch Image

660109280



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,423	1.000	1,423
2	M	RPO		10	RPO	70	1.000	70
3	M	RPO		10	RPO	45	1.000	45
4	G	701		10	Attached Garage	400	1.000	400
Total Building Area						1,423		1,423