




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image									
Account	660109466				 <p>660109466_001.JPG 1/20/2026</p>									
Parcel ID	000662-0015-009-0-000-00													
Cadastral ID	20-21-16-14200													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	348809													
HESTIA WH LLC														
225 LIBERTY ST STE 4210 NEW YORK NY 10281-0000														
Parcel Location														
Situs	01010 W LAWTON RD													
Subdivision	RED PLAINS PHASE III													
Lot/Block	0009 / 0015	Parcel Size	1 - Lots											
Sec/Twn/Rng	20 / 21 / 16 / 5													
Neighborhood	1166 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.16143311 -95.54847499														
LOT 9 BLOCK 15 RED PLAINS PHASE III														
Building Permits														
<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 060</td> <td>NEW SFR 1216 SQ FT</td> <td>07/2025</td> <td>01/2026</td> <td>140,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 060	NEW SFR 1216 SQ FT	07/2025	01/2026	140,000
Number	Description	Opened	Closed	Amount										
R25 060	NEW SFR 1216 SQ FT	07/2025	01/2026	140,000										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	LENNAR HOMES OF OKLAHOMA LLC	11/20/2025	213,500	15					
					/	TULSA L DEV LLC	10/21/2025	971,500	15					
					/	RAUSCH COLEMAN HOMES OF TULSA	01/15/2025		15					
					/	TULSA L DEV LLC	08/28/2024		WB					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	2026		Land Value	57,117	57,117	11%	Assessed	23,485	2,170.72					
Year Frozen			Improvements	156,383	156,383		Penalty	0						
Uncapped Value	156,383		Mobile Home	0	0		Exemption	0	0.00					
TIF Project ID	0		Total Value	213,500	213,500		Total Taxable	23,485	2,171.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660109466	TULSA L DEV LLC			17	2,019	0	222	21.00					



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1263		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	5,500.00 x 6.00 = 33,000		
Factor Value			
Adjustments	1.7308		
Lot Value	57,117		



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	1,216 / 1,216
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,216
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	96.30	Total Misc Impr	+ 1,330
Roofing Adj	+ 4.25	Garage Cost	+ 12,464
Subfloor Adj	+ 0.00	Total RCN	= 157,963
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 1,580
Plumbing Adj	+ 7.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 156,383
Adj Base Cost	= 118.56	Lot Value	+ 57,117
Total Area	x 1,216	Indicated Value	= 213,500
Adjusted Cost	= 144,169	Value Per SqFt	175.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,383		
Lot Value	57,117		
Indicated Value	213,500	175.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	213,500	175.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194254	4x3		12	21.26		255
PATC	Patio - Covered	194255	12x5		60	17.92		1,075



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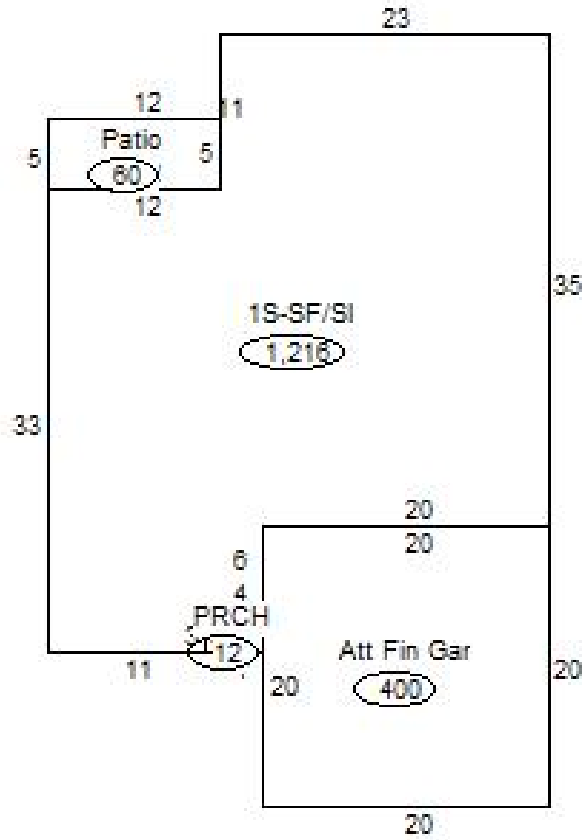
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Sketch Image

660109466



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,216	1.000	1,216
2	G	5		20	Att Fin Gar	400	1.000	400
3	M	PRCH		20	PRCH	12	1.000	12
4	M	PATC		20	Patio	60	1.000	60
Total Building Area						1,216		1,216