




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:28:11
Page 1

Assessment Data					Primary Image																																																																										
Account 660109467 Parcel ID 000662-0015-010-0-000-00 Cadastral ID 20-21-16-14210 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 348915 RED PLAINS PROPERTY LLC 1911 W C ST JENKS OK 74037-0000 Parcel Location Situs 01008 W LAWTON RD Subdivision RED PLAINS PHASE III Lot/Block 0010 / 0015 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>660109467_001.JPG 1/20/2026</p>																																																																										
Legal Description Lot/Long: 36.16143311 -95.54847499 LOT 10 BLOCK 15 RED PLAINS PHASE III																																																																															
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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 056</td> <td>NEW SFR 1301 SQ FT</td> <td>07/2025</td> <td>01/2026</td> <td>140,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 056	NEW SFR 1301 SQ FT	07/2025	01/2026	140,000																																																		
Code	Type	Active	Maximum	Exemption																																																																											
Number	Description	Opened	Closed	Amount																																																																											
R25 056	NEW SFR 1301 SQ FT	07/2025	01/2026	140,000																																																																											
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value</td> <td>58,182</td> <td>58,182</td> <td>11%</td> <td>6,400</td> <td>Assessed</td> <td>24,200 2,236.81</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>161,818</td> <td>161,818</td> <td></td> <td>17,800</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>161,818</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>220,000</td> <td>220,000</td> <td></td> <td>24,200</td> <td>Total Taxable</td> <td>24,200 2,237.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2026	Land Value	58,182	58,182	11%	6,400	Assessed	24,200 2,236.81	Year Frozen		Improvements	161,818	161,818		17,800	Penalty	0	Uncapped Value	161,818	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	220,000	220,000		24,200	Total Taxable	24,200 2,237.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>LENNAR HOMES OF OKLAHOMA LLC</td> <td>12/22/2025</td> <td>220,000</td> <td>15</td> </tr> <tr> <td>/</td> <td>TULSA L DEV LLC</td> <td>10/21/2025</td> <td>971,500</td> <td>15</td> </tr> <tr> <td>/</td> <td>RAUSCH COLEMAN HOMES OF TULSA</td> <td>01/15/2025</td> <td></td> <td>15</td> </tr> <tr> <td>/</td> <td>TULSA L DEV LLC</td> <td>08/28/2024</td> <td></td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	LENNAR HOMES OF OKLAHOMA LLC	12/22/2025	220,000	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
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																							
Remove Cap	2026	Land Value	58,182	58,182	11%	6,400	Assessed	24,200 2,236.81																																																																							
Year Frozen		Improvements	161,818	161,818		17,800	Penalty	0																																																																							
Uncapped Value	161,818	Mobile Home	0	0		0	Exemption	0 0.00																																																																							
TIF Project ID	0	Total Value	220,000	220,000		24,200	Total Taxable	24,200 2,237.00																																																																							
Bk/Pg	Grantor	Date	Price	Code																																																																											
/	LENNAR HOMES OF OKLAHOMA LLC	12/22/2025	220,000	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																																																																											
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660109467</td> <td>TULSA L DEV LLC</td> <td>17</td> <td>2,019</td> <td>0</td> <td>222</td> <td>21.00</td> </tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660109467	TULSA L DEV LLC	17	2,019	0	222	21.00																																																											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																								
2025	2025-660109467	TULSA L DEV LLC	17	2,019	0	222	21.00																																																																								



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:28:11
 Page 2

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	1.7631		
Lot Value	58,182		



660109467_001.JPG 1/20/2026

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,295 / 1,295
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,295
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	397 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	93.46	Total Misc Impr	+ 2,004
Roofing Adj	+ 4.10	Garage Cost	+ 12,394
Subfloor Adj	+ 0.00	Total RCN	= 163,453
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 1,635
Plumbing Adj	+ 7.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 161,818
Adj Base Cost	= 115.10	Lot Value	+ 58,182
Total Area	x 1,295	Indicated Value	= 220,000
Adjusted Cost	= 149,055	Value Per SqFt	169.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,818		
Lot Value	58,182		
Indicated Value	220,000	169.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	220,000	169.88	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	194258	7x5		35	21.18	741
PATO	Patio - Open	194259	18x7		126	10.02	1,263



Rogers

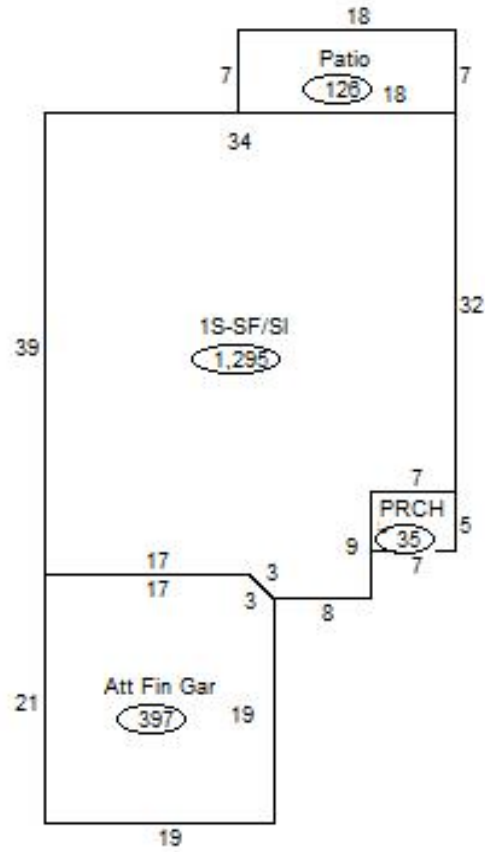
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:28:11
 Page 3

Sketch Image

660109467



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,295	1.000	1,295
2	G	5		20	Att Fin Gar	397	1.000	397
3	M	PRCH		20	PRCH	35	1.000	35
4	M	PATO		20	Patio	126	1.000	126
Total Building Area						1,295		1,295