



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data                                      |                           |                 |           | Primary Image    |                    |                               |               |            |             |  |
|--|---------------------------|-----------------|-----------|------------------|--------------------|-------------------------------|---------------|------------|-------------|--|
| Account  | 660109469                 |                 |           |                  |                    |                               |               |            |             |  |
| Parcel ID  | 000662-0015-012-0-000-00  |                 |           |                  |                    |                               |               |            |             |  |
| Cadastral ID   | 20-21-16-14230            |                 |           |                  |                    |                               |               |            |             |  |
| 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<br>JENKS OK 74037-0000                   |                           |                 |           |                  |                    |                               |               |            |             |  |
| Parcel Location                                      |                           |                 |           |                  |                    |                               |               |            |             |  |
| Situs  | 01004 W LAWTON RD         |                 |           |                  |                    |                               |               |            |             |  |
| Subdivision  | RED PLAINS PHASE III      |                 |           |                  |                    |                               |               |            |             |  |
| Lot/Block  | 0012 / 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 |                           |                 |           | Building Permits |                    |                               |               |            |             |  |
| LOT 12 BLOCK 15 RED PLAINS PHASE III                 |                           |                 |           | Number           | Description        | Opened                        | Closed        | Amount     |             |  |
|  |                           |                 |           | R25 058          | NEW SFR 1613 SQ FT | 07/2025                       | 01/2026       | 160,000    |             |  |
| Exemptions   |                           |                 |           | Sale History     |                    |                               |               |            |             |  |
| Code   | Type                      | Active          | Maximum   | Exemption        | Bk/Pg              | Grantor                       | Date          | Price      | Code        |  |
|  |                           |                 |           |                  | /                  | LENNAR HOMES OF OKLAHOMA LLC  | 12/09/2025    | 238,000    | 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          |  |
| Parcel Valuation                                     |                           |                 |           |                  |                    |                               |               |            |             |  |
| Source   | REAL                      |                 | Fair Cash | Capped           | Asmnt Level        | Assessed                      | Levy Rate     | 92.430     | Current Tax |  |
| Remove Cap   | 2026                      | Land Value      | 33,630    | 33,630           | 11%                | 3,699                         | Assessed      | 26,591     | 2,457.81    |  |
| Year Frozen  |                           | Improvements    | 208,105   | 208,105          |                    | 22,892                        | Penalty       | 0          |             |  |
| Uncapped Value                                       | 208,105                   | Mobile Home     | 0         | 0                |                    | 0                             | Exemption     | 0          | 0.00        |  |
| TIF Project ID                                       | 0                         | Total Value     | 241,735   | 241,735          |                    | 26,591                        | Total Taxable | 26,591     | 2,458.00    |  |
| Assessment History                                   |                           |                 |           |                  |                    |                               |               |            |             |  |
| Tax Year   | Statement Number          | Billed Owner    |           | Tax Area         | Total Value        | Exemptions                    | Taxable Value | Billed Tax |             |  |
| 2025   | 2025-660109469            | 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    | 0.1287                   |                            |  |
| Topography      |                          |                            |  |
| Street Access   |                          |                            |  |
| Utilities       |                          |                            |  |
| Amenities       | LAND QUALITY             |                            |  |
| Method          | Square-Foot              |                            |  |
| Base Lot Value  | 5,605.00 x 6.00 = 33,630 |                            |  |
| Factor Value    |                          |                            |  |
| Adjustments     |                          |                            |  |
| Lot Value       | 33,630                   |                            |  |



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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    | 75% Frame, Siding, Vinyl 25% Veneer, Masonry |
| Base/Total Area  | 1,611 / 1,611                                |
| Style            | 100% One Story                               |
| HVAC             | 100% Warmed & Cooled Air                     |
| Roof Cover       | 1 Composition Shingle                        |
| Area on Slab     | 1,611  |
| Fixture/RghIn    | /  |
| Bed/F/H Bath     | 4 / 2.0 /                                    |
| Basement Area    |  |
| Garage Type      | 411 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     | 98.35     | Total Misc Impr    | + 2,575   |
| Roofing Adj   | + 4.46    | Garage Cost        | + 14,940  |
| Subfloor Adj  | + -1.15   | Total RCN          | = 210,207 |
| Heat/Cool Adj | + 11.47   | Depreciation ( 1%) | - 2,102   |
| Plumbing Adj  | + 6.48    | Lump Sums          | + 0       |
| Basement Adj  | + 0.00    | RCNLD              | = 208,105 |
| Adj Base Cost | = 119.61  | Lot Value          | + 33,630  |
| Total Area    | x 1,611   | Indicated Value    | = 241,735 |
| Adjusted Cost | = 192,692 | Value Per SqFt     | 150.05    |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 208,105       |        |                      |
| Lot Value            | 33,630        |        |                      |
| Indicated Value      | 241,735       | 150.05 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    |               |        |                      |
| Total Value          | 241,735       | 150.05 | Total Value Per SqFt |

| Miscellaneous Improvements |                 |           |      |      |       |           |      |       |
|----------------------------|-----------------|-----------|------|------|-------|-----------|------|-------|
| Code                       | Description     | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH                       | Porch           | 194268    | 5x5  |      | 25    | 24.19     |      | 605   |
| PATC                       | Patio - Covered | 194269    | 13x8 |      | 104   | 18.94     |      | 1,970 |



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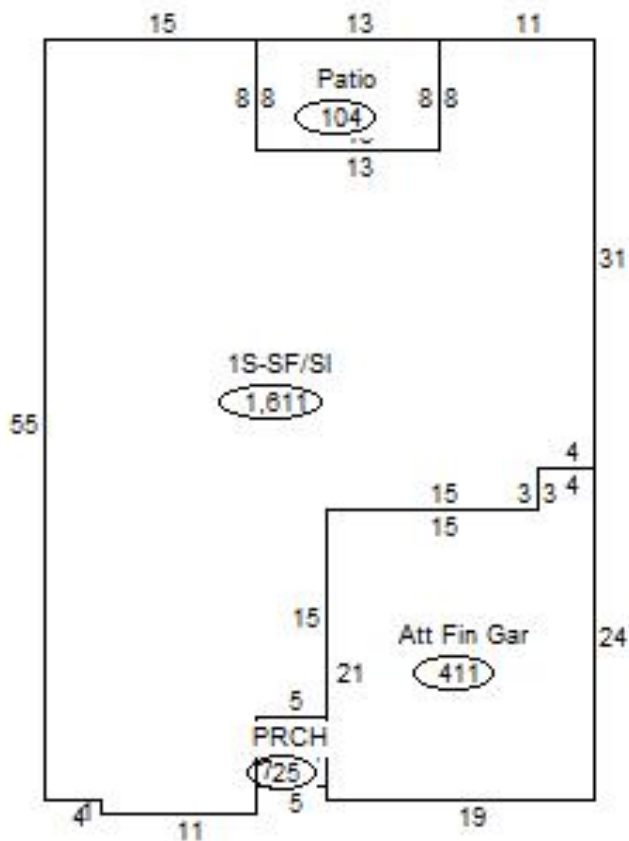
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Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1                          | R    | 1    | Slab       | 20    | 1S-SF/Sl      | 1,611     | 1.000      | 1,611      |
| 2                          | G    | 5    |            | 20    | Att Fin Gar   | 411       | 1.000      | 411        |
| 3                          | M    | PRCH |            | 20    | PRCH          | 25        | 1.000      | 25         |
| 4                          | M    | PATC |            | 20    | Patio         | 104       | 1.000      | 104        |
| <b>Total Building Area</b> |      |      |            |       |               | 1,611     |            | 1,611      |