



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:28:47
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Assessment Data					Primary Image									
Account	660109487				<p>660109487_001.JPG 1/20/2026</p>									
Parcel ID	000662-0016-012-0-000-00													
Cadastral ID	20-21-16-14410													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	347125													
BOLLEY RENTAL PROPERTIES LLC														
16505 E 49TH ST TULSA OK 74134-0000														
Parcel Location														
Situs	01005 W LAWTON RD													
Subdivision	RED PLAINS PHASE III													
Lot/Block	0012 / 0016	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 12 BLOCK 16 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 021</td> <td>NEW SFR 1216 SQ FT</td> <td>04/2025</td> <td>01/2026</td> <td>155,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 021	NEW SFR 1216 SQ FT	04/2025	01/2026	155,000
Number	Description	Opened	Closed	Amount										
R25 021	NEW SFR 1216 SQ FT	04/2025	01/2026	155,000										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	LENNAR HOMES OF OKLAHOMA LLC	11/21/2025	214,000	15					
					/	TULSA L DEV LLC	04/24/2025	701,500	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	41,227	41,227	11%	4,535	Assessed	24,023	2,220.45					
Year Frozen		Improvements	177,160	177,160		19,488	Penalty	0						
Uncapped Value	177,160	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	218,387	218,387		24,023	Total Taxable	24,023	2,220.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660109487	LENNAR HOMES OF OKLAHOMA 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	0.1771		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	7,713.00 x 5.73 = 44,226		
Factor Value			
Adjustments	0.9322		
Lot Value	41,227		



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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	1,444 / 1,444
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,444
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	387 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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	177,160		
Lot Value	41,227		
Indicated Value	218,387	151.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,387	151.24	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	92.42	Total Misc Impr	+	3,169
Roofing Adj	+ 4.10	Garage Cost	+	12,160
Subfloor Adj	+ 0.00	Total RCN	=	178,949
Heat/Cool Adj	+ 10.30	Depreciation (1%)	-	1,789
Plumbing Adj	+ 6.49	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	177,160
Adj Base Cost	= 113.31	Lot Value	+	41,227
Total Area	x 1,444	Indicated Value	=	218,387
Adjusted Cost	= 163,620	Value Per SqFt		151.24

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194280	7x5		35	21.18		741
PATC	Patio - Covered	194281	14x10		140	17.34		2,428



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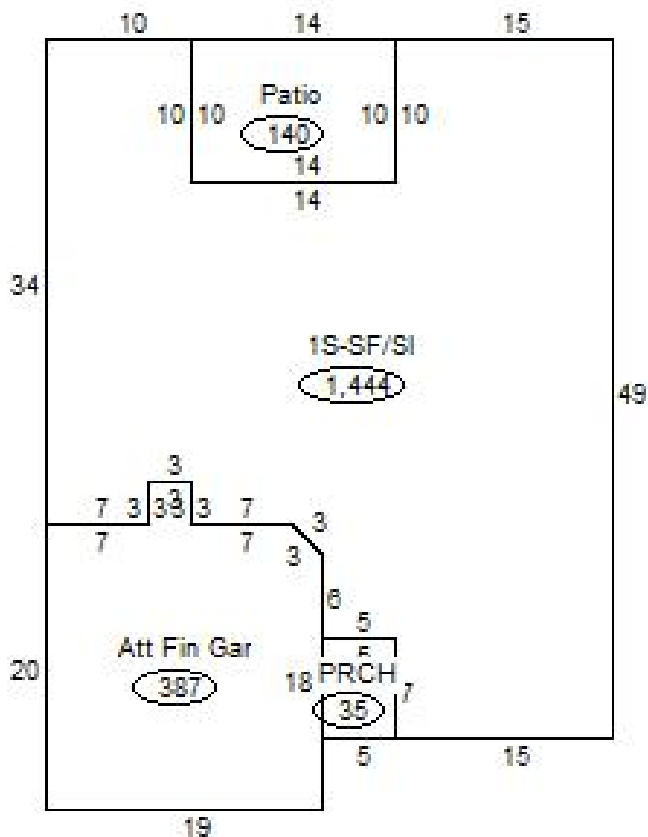
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Sketch Image

660109487



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,444	1.000	1,444
2	G	5		20	Att Fin Gar	387	1.000	387
3	M	PRCH		20	PRCH	35	1.000	35
4	M	PATC		20	Patio	140	1.000	140
Total Building Area						1,444		1,444