



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:29:04
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Assessment Data	Primary Image
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Account 660109496
Parcel ID 000662-0016-021-0-000-00
Cadastral ID 20-21-16-14500
Property Type REAL - Real Property
Property Class URP VI Area 1
Tax Area 17 - CLAREMORE OT
Name ID 348916
 RED PLAINS PROPERTY LLC

1104 W FARGO RD
 CLAREMORE OK 74019-0000

Parcel Location

Situs 01104 W FARGO RD
Subdivision RED PLAINS PHASE III
Lot/Block 0021 / 0016 **Parcel Size** 1 - Lots
Sec/Twn/Rng 20 / 21 / 16 / 5
Neighborhood 1166 - R-V01-SW CLAREMORE
School District S001 - CLAREMORE SCHOOLS



660109496_001.JPG 6/23/2025

Legal Description Lat/Long: 36.16143311 -95.54847499

LOT 21 BLOCK 16 RED PLAINS PHASE III

Building Permits

Number	Description	Opened	Closed	Amount
R25 012	NEW SFR 2208 SQ FT	03/2025	06/2025	123,475

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	RAUSCH COLEMAN HOMES OF TULSA	12/09/2025	240,000	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	35,538	35,538	11%	3,909	Assessed	26,908 2,487.11
Year Frozen		Improvements	209,079	209,079		22,999	Penalty	0
Uncapped Value	209,079	Mobile Home	0	0		0	Exemption	0 0.00
TIF Project ID	0	Total Value	244,617	244,617		26,908	Total Taxable	26,908 2,487.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109496	RAUSCH COLEMAN HOMES OF TULSA 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	0.136		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	5,923.00 x 6.00 = 35,538		
Factor Value			
Adjustments			
Lot Value	35,538		



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	1,706 / 1,706
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,706
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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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	92.42	Total Misc Impr	+ 3,128
Roofing Adj	+ 4.21	Garage Cost	+ 15,166
Subfloor Adj	+ -1.15	Total RCN	= 211,191
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 2,112
Plumbing Adj	+ 6.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 209,079
Adj Base Cost	= 113.07	Lot Value	+ 35,538
Total Area	x 1,706	Indicated Value	= 244,617
Adjusted Cost	= 192,897	Value Per SqFt	143.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	209,079		
Lot Value	35,538		
Indicated Value	244,617	143.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	244,617	143.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172586	86		86	24.00		2,064
PATO	Patio - Open	172587	14x7		98	10.86		1,064



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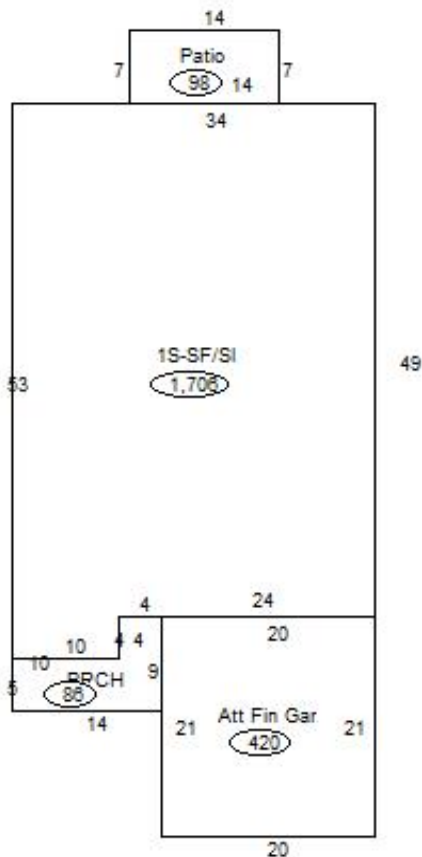
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Sketch Image

660109496



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,706	1.000	1,706
2	G	5		20	Att Fin Gar	420	1.000	420
3	M	PRCH		20	PRCH	86	1.000	86
4	M	PATO		20	Patio	98	1.000	98
Total Building Area						1,706		1,706