



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:29:05
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Assessment Data					Primary Image																													
Account	660109497																																	
Parcel ID	000662-0016-022-0-000-00																																	
Cadastral ID	20-21-16-14510																																	
Property Type	REAL - Real Property																																	
Property Class	URP	VI Area	1																															
Tax Area	17 - CLAREMORE OT																																	
Name ID	348589																																	
EADS, BRIAN																																		
1106 W FARGO RD CLAREMORE OK 74019-0000																																		
Parcel Location																																		
Situs	01106 W FARGO RD																																	
Subdivision	RED PLAINS PHASE III																																	
Lot/Block	0022 / 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 22 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 96</td> <td>NEW SFR 2003 SQ FT</td> <td>01/2025</td> <td>06/2025</td> <td>115,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 96	NEW SFR 2003 SQ FT	01/2025	06/2025	115,000																				
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R25 96	NEW SFR 2003 SQ FT	01/2025	06/2025	115,000																														
Exemptions																																		
Sale History																																		
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Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
					/	RAUSCH COLEMAN HOMES OF TULSA	10/20/2025	230,500	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	37,298	37,298	11%	Assessed	25,355	2,343.56																										
Year Frozen		Improvements	193,202	193,202		Penalty	0																											
Uncapped Value	193,202	Mobile Home	0	0		Exemption	0	0.00																										
TIF Project ID	0	Total Value	230,500	230,500		Total Taxable	25,355	2,344.00																										
Assessment History																																		
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																											
2025	2025-660109497	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	0.1365		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	5,945.00 x 6.00 = 35,670		
Factor Value			
Adjustments	1.0456		
Lot Value	37,298		



660109497_001.JPG 6/23/2025

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	1,446 / 1,446
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,446
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	428 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	100.68	Total Misc Impr	+ 2,321
Roofing Adj	+ 4.56	Garage Cost	+ 15,365
Subfloor Adj	+ -1.19	Total RCN	= 195,154
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 1,952
Plumbing Adj	+ 7.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 193,202
Adj Base Cost	= 122.73	Lot Value	+ 37,298
Total Area	x 1,446	Indicated Value	= 230,500
Adjusted Cost	= 177,468	Value Per SqFt	159.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,202		
Lot Value	37,298		
Indicated Value	230,500	159.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	230,500	159.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	172589	14x6		84	19.00		1,596
PRCH	Porch	172591	6x5		30	24.17		725



Rogers

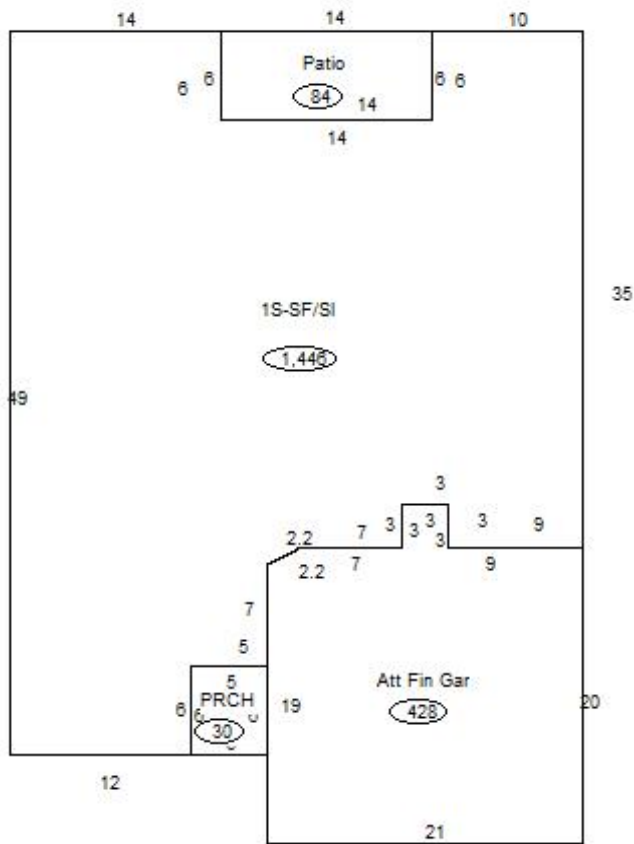
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,446	1.000	1,446
2	M	PATC		13	Patio	84	1.000	84
3	G	5		13	Att Fin Gar	428	1.000	428
4	M	PRCH		13	PRCH	30	1.000	30
Total Building Area						1,446		1,446