



# 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	660000085				<p>660000085_001.JPG 9/24/2025</p>						
Parcel ID	20N15E-01-1-00000-000-0000										
Cadastral ID	01-20-15-02000										
Property Type	REAL - Real Property										
Property Class	UA	VI Area 3									
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI										
Name ID	322040										
ALLEY, TOMMY JOE & LISA MARIE											
25386 S 4130 RD CLAREMORE OK 74019-0000											
Parcel Location											
Situs	25386 S 4130 RD										
Subdivision											
Lot/Block	/	Parcel Size 3.02 - Acres									
Sec/Twn/Rng	1 / 20 / 15 / 1										
Neighborhood	2015 - UNPLATTED										
School District	S008 - VERDIGRIS SCHOOLS										
Legal Description Lat/Long: 36.24432586 -95.65584643											
TR DESC 2672-215 AS BEG N01.1844W 684.08' FROM EAST QUARTER CORNER; S88.4116W 334.35'; S01.1844E 151.28'; S77.5815W 156.07"; N01.1844W 410.30'; N88.4116E 313.62'; S01.1844E 35'; N88.4116E 174 08'; S01.1844E 195' TO POB.											
Building Permits											
Number	Description	Opened	Closed	Amount							
R25	NEW POOL	01/2025	03/2025								
R17 000011	R19-NEW SFR 3890 SQ FT	11/2017	10/2018	280,000							
Exemptions											
Code	Type	Active	Maximum	Exemption	Sale History						
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code		
HV	Veteran	No	999,999		2672/215	ALLEY, TOMMY JOE &	10/30/2017	0	4		
					2649/356	VENN, RAYMOND D & SHIRLEY M	07/12/2017	0	4		
					830/6	VENN, RAYMOND D & SHIRLEY M	04/24/1990	0	No		
Parcel Valuation											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax			
Remove Cap	0	Land Value	672	672	11%	74	Assessed	50,240	5,231.58		
Year Frozen	0	Improvements	543,528	456,050		50,166	Penalty	0			
Uncapped Value	31,834	Mobile Home	0	0		0	Exemption	1,000	-88.00		
TIF Project ID	0	Total Value	544,200	456,722		50,240	Total Taxable	49,240	5,144.00		
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-660000085	ALLEY, TOMMY JOE &	80	427,263	1000	44,376	4,638.00				
2024	2024-660000085	ALLEY, TOMMY JOE &	80	450,404	1000	43,055	4,137.00				
2023	2023-660000085	ALLEY, TOMMY JOE &	80	422,768	1000	41,772	3,954.00				
2022	2022-660000085	ALLEY, TOMMY JOE &	4	427,484	1000	39,317	3,789.00				
2021	2021-660000085	ALLEY, TOMMY JOE &	4	359,182	1000	38,142	3,580.00				
2020	2020-660000085	ALLEY, TOMMY JOE &	4	355,891	1000	37,002	3,480.00				
2019	2019-660000085	ALLEY, TOMMY JOE &	4	333,285	1000	35,661	3,407.00				
2018	2018-660000085	ALLEY, TOMMY JOE &	4	79,055	0	7,585	723.00				
2017	2017-660000085	ALLEY, TOMMY JOE &	4	195,931	19119		197.00				
2016	2016-660000085	VENN, RAYMOND D & SHIRLEY M	4	191,862	18562		191.00				
2015	2015-660000085	VENN, RAYMOND D & SHIRLEY M	4	188,097	18021		186.00				
2014	2014-660000085	VENN, RAYMOND D & SHIRLEY M	4	190,530	1000	16,497	1,518.00				
2013	2013-660000085	VENN, RAYMOND D & SHIRLEY M	4	187,456	1000	15,987	1,524.00				



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size	0 0	
Lot Count	0	
Units Buildable	0	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 FLOOD ZONE 0	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	3,034 / 3,876
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,034
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,014 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 6



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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	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	83.69	Total Misc Impr	+ 31,445				
Roofing Adj	+ 3.42	Garage Cost	+ 37,863				
Subfloor Adj	+ -1.61	Total RCN	= 471,908				
Heat/Cool Adj	+ 12.64	Depreciation ( 6%)	- 28,314				
Plumbing Adj	+ 5.73	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 443,594				
Adj Base Cost	= 103.87	Lot Value	+ 443,594				
Total Area	x 3,876	Indicated Value	= 443,594				
Adjusted Cost	= 402,600	Value Per SqFt	114.45				

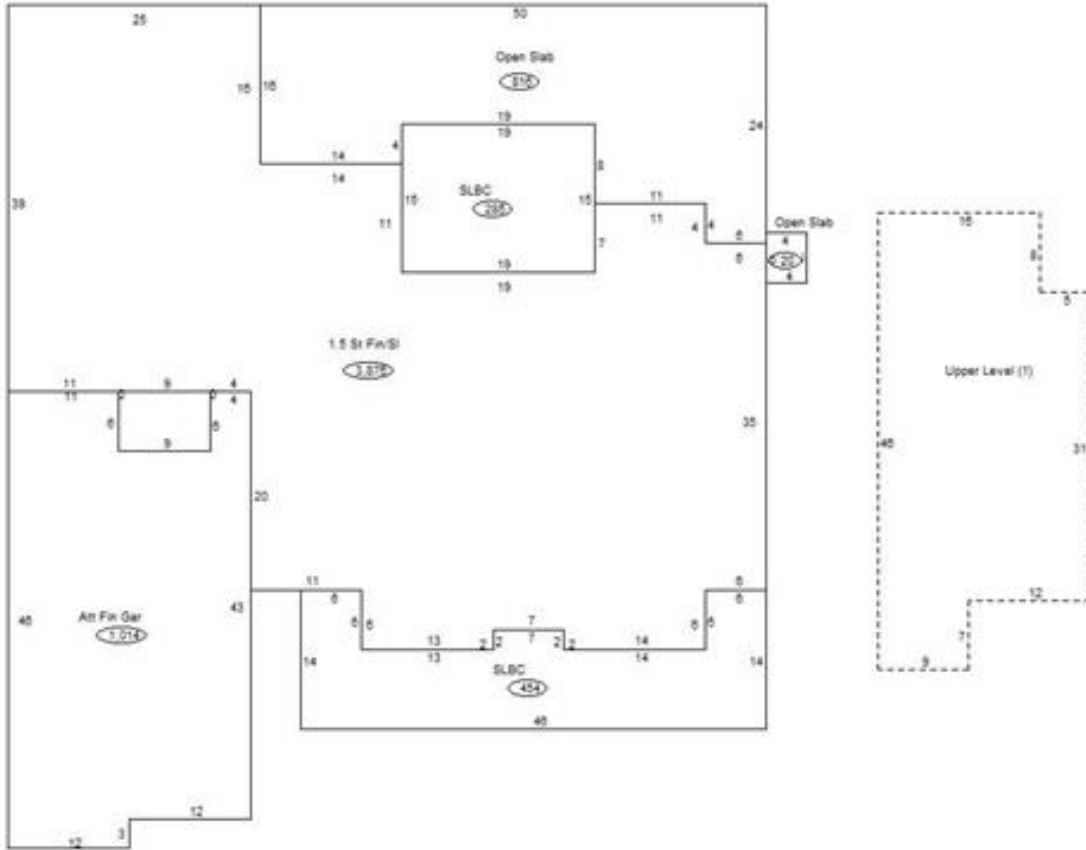
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	443,594		
Lot Value			
Indicated Value	443,594	114.45	Per SqFt
Agland Value	672		
Site Improvements	99,934		
Total Value	544,200	140.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2018	1	0.00		
FPPF	Fireplace - Prefabricated	0		1 2018	1	5,194.00		5,194
PRCH	SLAB PORCH - COVERED	139010	454		454	25.51		11,582
PRCH	Slab Porch - Covered	139011	19x15		285	26.04		7,421
PATO	Slab Porch - Open	139012	5x4		20	11.48		230
PATO	Slab Porch - Open	139014	816		816	8.60		7,018



Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,034	1.278	3,876
2	G	5		13	Att Fin Gar	1,014	1.000	1,014
3	M	PRCH		13	SLBC	454	1.000	454
4	M	PRCH		13	SLBC	285	1.000	285
5	M	PATO		13	Open Slab	20	1.000	20
6	U	^UL		13	Upper Level (1)	842	1.000	842
7	M	PATO		13	Open Slab	816	1.000	816
<b>Total Building Area</b>						<b>3,034</b>		<b>3,876</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	20x30x0			600
	Qual	4	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (55.85 x 600)	33,510		33,510	1,676	31,834
	BNGP	Barn - General Purpose	28x48x10	Dirt	Formed Metal	1,344
	Qual	3	Cond 3	Year 2019	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.48 x 1,344)	30,213		30,213	2,719	27,494
	BNGP	Barn - General Purpose	72x48x10	Dirt	Formed Metal	3,456
	Qual	3	Cond 2	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.65 x 3,456)	64,454		64,454	23,848	40,606



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			2.940	224	224	659	659
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.080	168	168	13	13
<b>IMP PST Totals</b>						3.020			672	672
<b>Total Agland</b>						3.020			672	672