




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 660000088 Parcel ID 20N15E-01-1-00000-000-0000 Cadastral ID 01-20-15-02300 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 157964 TRETT, JANET P 25414 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25414 S 4130 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 1 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS	 <p>660000088_001.JPG 9/24/2025</p>																														
Legal Description Lat/Long: 36.24324833 -95.65572462 TR SE SE NE BEG: 2928.21' N SE/C SD SEC; W 560'; N 102.74' M/L TO S/L OF CITY OF TULSA W/ L; NELY ALG S/L OF SD W/L TO E LINE SD SEC 1; S 208.72' M/L	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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount																									
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2676/87	MANN, JANET	11/21/2017	0	4																											
955/126	SELLER	02/09/1994	0	No																											

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value 43,513	43,513	11%	4,786	Assessed	12,172	1,267.49	
Year Frozen	2006	Improvements 110,524	67,147		7,386	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 154,037	110,660		12,172	Total Taxable	12,172	1,267.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660000088	TRETT, JANET P	4	107,028	0	11,593	1,207.00	
2024	2024-660000088	TRETT, JANET P	4	111,450	0	11,040	1,058.00	
2023	2023-660000088	TRETT, JANET P	4	104,181	0	10,515	992.00	
2022	2022-660000088	TRETT, JANET P	4	91,042	0	10,015	962.00	
2021	2021-660000088	TRETT, JANET P	4	87,344	0	3,274	307.00	
2020	2020-660000088	TRETT, JANET P	4	86,358	0	3,118	292.00	
2019	2019-660000088	TRETT, JANET P	4	85,127	2000	969	113.00	
2018	2018-660000088	TRETT, JANET P	4	86,157	2000	969	113.00	
2017	2017-660000088	MANN, JANET	4	85,608	2000	969	114.00	
2016	2016-660000088	MANN, JANET	4	83,770	2000	970	114.00	
2015	2015-660000088	MANN, JANET	4	82,439	2000	970	115.00	
2014	2014-660000088	MANN, JANET	4	82,972	2000	969	110.00	
2013	2013-660000088	MANN, JANET	4	104,485	2000	970	113.00	



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 2 Non-Ag Acres 2.0957 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 91,287.00 x .48 = 43,513 Factor Value Adjustments 1.0000 Lot Value 43,513		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,972 / 1,972
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,694	76.42	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	98.85	Total Misc Impr	+ 6,044				
Roofing Adj	+ 4.71	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 249,349				
Heat/Cool Adj	+ 12.64	Depreciation (60%)	- 149,609				
Plumbing Adj	+ 7.18	Lump Sums	+ 7,063				
Basement Adj	+ 0.00	RCNLD	= 106,803				
Adj Base Cost	= 123.38	Lot Value	+ 43,513				
Total Area	x 1,972	Indicated Value	= 150,316				
Adjusted Cost	= 243,305	Value Per SqFt	76.23				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,803		
Lot Value	43,513		
Indicated Value	150,316	76.23	Per SqFt
Agland Value			
Site Improvements	3,721		
Total Value	154,037	78.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	229	15x8		120	26.55		3,186
PATO	SLAB PORCH - OPEN	230	13x12		156	10.96		1,710
PATO	SLAB PORCH - OPEN	231	10x10		100	11.48		1,148
WODC	Wood Deck - Covered	153310	18x7		126	45.10	50%	2,841
WODO	Wood Deck - Open	153311	18x7		126	25.78	50%	1,624
WODO	Wood Deck - Open	173760	95		95	27.35		2,598



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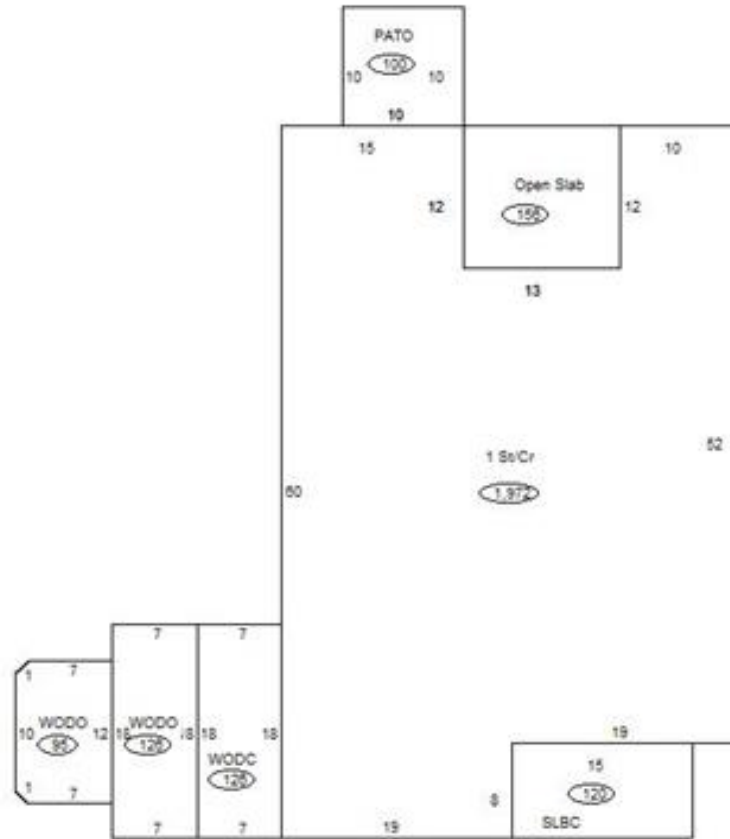
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,972	1.000	1,972
2	M	PRCH		13	SLBC	120	1.000	120
3	M	PATO		13	Open Slab	156	1.000	156
4	M	PATO		13	PATO	100	1.000	100
5	M	WODC		13	WODC	126	1.000	126
6	M	WODO		13	WODO	126	1.000	126
7	M	WODO		13	WODO	95	1.000	95
Total Building Area						1,972		1,972



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x40x8	Plank	Formed Metal	480
	Qual	1	Cond 2.5	Year 2010	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (13.59 x 480)		6,523	6,523	3,196	3,327
	LNT0	Lean To - Attached	8x14x8	Base	Formed Metal	112
	Qual	2	Cond 2	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (8.79 x 112)		984	984	590	394
	SHDS	Shed - Small - NCV	8x10x8	Plank	Formed Metal	80
	Qual	2	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ 100% Func)	RCNLD
	Base Cost (25.80 x 80)		2,064	2,064	2,064	