



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 660000098 Parcel ID 20N15E-01-4-00000-000-0000 Cadastral ID 01-20-15-03400 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 316106 IRBY, JOSHUA S & KATIE JO 25788 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25788 S 4130 RD Subdivision Lot/Block / Parcel Size 4.81 - Acres Sec/Twn/Rng 1 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>660000098_001.JPG 9/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.23729212 -95.65643810 NE SE SE LYING S OF TULSA W/L LESS & EXCEPT S 201.04' OF E 284 00' THEREOF.																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 4.81 Non-Ag Acres 1.5598 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 67,945.00 x .53 = 35,760 Factor Value Adjustments 1.0000 Lot Value 35,760		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,813 / 1,813
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,813
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	582 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1985 / 36

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 254,506 140.38 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	105.54	Total Misc Impr	+ 21,763	Roofing Adj	+ 4.80	Garage Cost	+ 22,454
Subfloor Adj	+ -2.30	Total RCN	= 282,536	Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 121,490
Plumbing Adj	+ 10.77	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 161,046
Adj Base Cost	= 131.45	Lot Value	+ 35,760	Total Area	x 1,813	Indicated Value	= 196,806
		Value Per SqFt	108.55	Adjusted Cost	= 238,319		

Value Reconciliation
Selected Approach Cost Approach Improvements 161,046 Lot Value 35,760 Indicated Value 196,806 108.55 Per SqFt Agland Value Site Improvements 37,415 Total Value 234,221 129.19 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	251	23x7		161	26.42		4,254
EPKS	Enclosed Porch - Kneewall Screen	252	420		420	28.32		11,894



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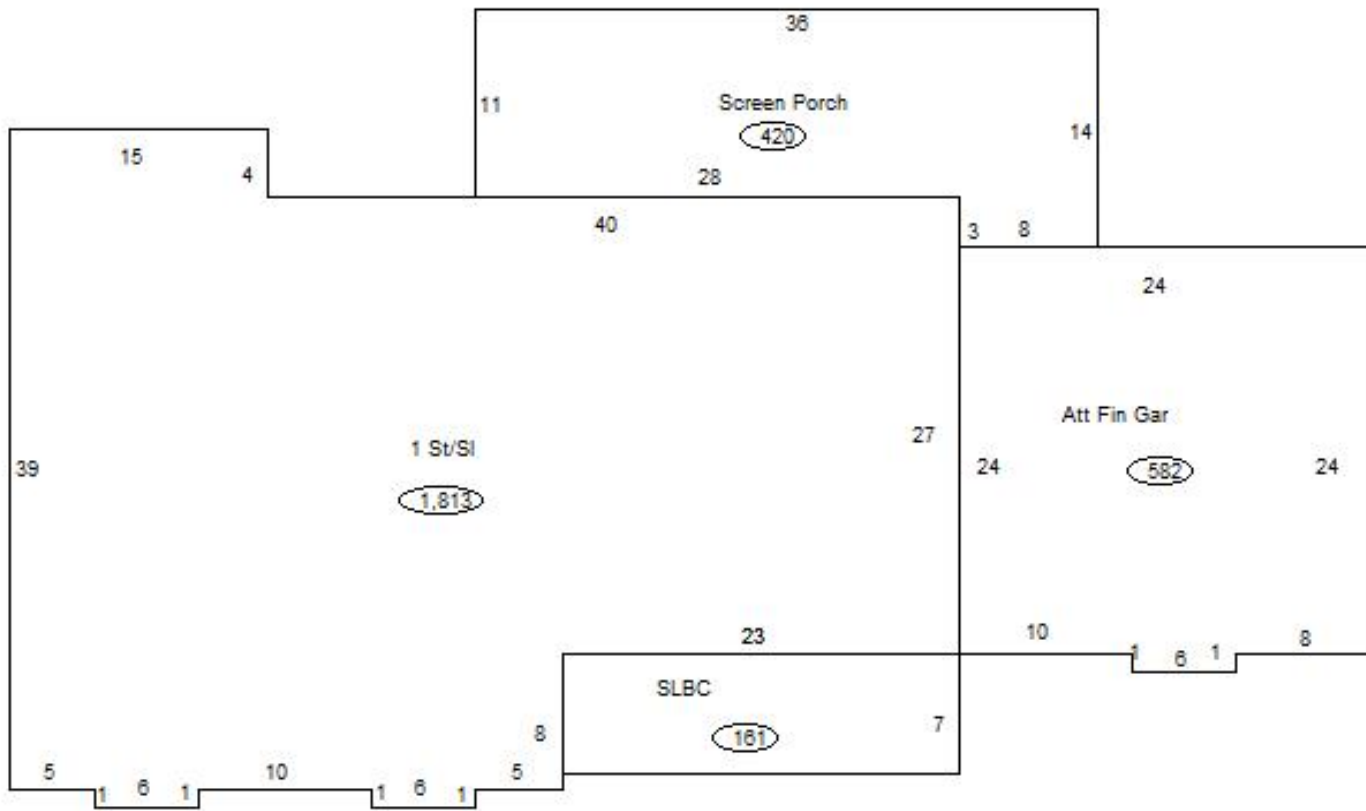
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,813	1.000	1,813
2	G	5		13	Att Fin Gar	582	1.000	582
3	M	PRCH		13	SLBC	161	1.000	161
4	M	EPKS		13	Screen Porch	420	1.000	420
Total Building Area						1,813		1,813



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	50x28x10	Dirt	Formed Metal	1,400	
	Qual	3.5	Cond 3.5	Year 2010	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD	
	Base Cost (27.34 x 1,400)		38,276		38,276	8,421	29,855
	SHDS	Shed - Small	18x12x8	Plank	Formed Metal	216	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
	Base Cost (24.09 x 216)		5,203		5,203	2,393	2,810
	CPRV	Carport - RV	20x18x8	Concrete	Formed Metal	360	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
	Base Cost (12.57 x 360)		4,525		4,525	2,353	2,172
	PCPT	Carport - Portable - NCV	20x20x8	Gravel	Formed Metal	400	
	Qual	3	Cond 3	Year 2008	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ 100% Func)	RCNLD	
	Base Cost (4.61 x 400)		1,844		1,844	1,844	
	LOAF	Loafing Shed	12x24x8	Concrete	Formed Metal	288	
	Qual	3	Cond 3.5	Year 2008	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD	
	Base Cost (11.35 x 288)		3,269		3,269	1,536	1,733
	SHDS	Shed - Small	16x8x8	Plank	Composition Shingle	128	
	Qual	2	Cond 1	Year 2008	Eff Age 25		
	Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)	RCNLD	
	Base Cost (20.63 x 128)		2,641		2,641	1,796	845