




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 660000114 Parcel ID 000000-00-0-00357-002-0003 Cadastral ID 01-20-15-03700 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 172394 WEBER, KEVIN STUART & THERESA CATHERINE-CO TRUSTEES 25606 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25606 S 4130 RD Subdivision GREEN OASIS Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS	 <p>660000114_001.JPG 9/24/2025</p>																				
Legal Description Lot/Long: 36.24056601 -95.65539216 LOT 3 BLOCK 2 GREEN OASIS	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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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2568/265 803/311</td> <td>WEBER, KEVIN S &</td> <td>07/25/2016</td> <td>0 70,000</td> <td>4 No</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2568/265 803/311	WEBER, KEVIN S &	07/25/2016	0 70,000	4 No
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H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
2568/265 803/311	WEBER, KEVIN S &	07/25/2016	0 70,000	4 No																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value 72,738	22,353	11%	2,459	Assessed	15,316	1,594.88	
Year Frozen	0	Improvements 160,137	116,884		12,857	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	
TIF Project ID	0	Total Value 232,875	139,237		15,316	Total Taxable	14,316	1,508.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660000114	WEBER, KEVIN STUART &	4	215,027	1000	13,870	1,461.00	
2024	2024-660000114	WEBER, KEVIN STUART &	4	237,659	1000	13,437	1,299.00	
2023	2023-660000114	WEBER, KEVIN STUART &	4	154,525	1000	13,016	1,239.00	
2022	2022-660000114	WEBER, KEVIN STUART &	4	156,741	1000	12,212	1,184.00	
2021	2021-660000114	WEBER, KEVIN STUART &	4	163,822	1000	11,827	1,117.00	
2020	2020-660000114	WEBER, KEVIN STUART &	4	163,001	1000	11,454	1,084.00	
2019	2019-660000114	WEBER, KEVIN STUART &	4	155,077	1000	11,091	1,067.00	
2018	2018-660000114	WEBER, KEVIN STUART &	4	159,618	1000	10,739	1,034.00	
2017	2017-660000114	WEBER, KEVIN STUART &	4	158,343	1000	10,397	1,003.00	
2016	2016-660000114	WEBER, KEVIN STUART &	4	154,375	1000	10,065	975.00	
2015	2015-660000114	WEBER, KEVIN S &	4	149,838	1000	9,743	952.00	
2014	2014-660000114	WEBER, KEVIN S &	4	152,611	1000	9,430	872.00	
2013	2013-660000114	WEBER, KEVIN S &	4	138,998	1000	9,126	874.00	



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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0992 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 47,880.00 x 1.52 = 72,738 Factor Value Adjustments 1.0000 Lot Value 72,738		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,708 / 1,708
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,708
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	476 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 199,219 116.64 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 229,380 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.83	Total Misc Impr	+ 14,399	Roofing Adj	+ 4.75	Garage Cost	+ 19,211
Subfloor Adj	+ -2.32	Total RCN	= 270,253	Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 116,209
Plumbing Adj	+ 10.65	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 154,044
Adj Base Cost	= 138.55	Lot Value	+ 72,738	Total Area	x 1,708	Indicated Value	= 226,782
		Value Per SqFt	132.78	Adjusted Cost	= 236,643		

Value Reconciliation
Selected Approach Cost Approach Improvements 154,044 Lot Value 72,738 Indicated Value 226,782 132.78 Per SqFt Agland Value Site Improvements 6,093 Total Value 232,875 136.34 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
PATC	Patio - Covered	312	30x11		330	15.38		5,075
PRCH	SLAB PORCH - COVERED	313	28x5		140	26.49		3,709



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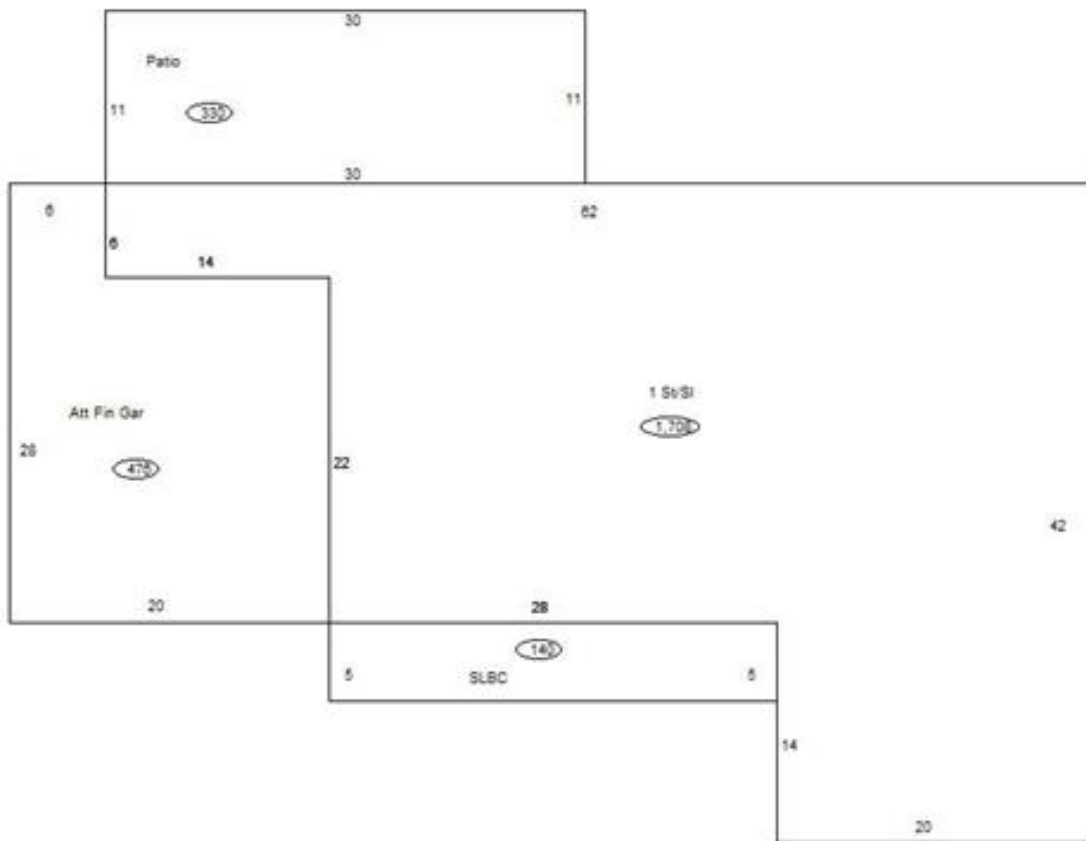
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,708	1.000	1,708
2	G	5		10	Att Fin Gar	476	1.000	476
3	M	PATC		10	Patio	330	1.000	330
4	M	PRCH		10	SLBC	140	1.000	140
Total Building Area						1,708		1,708



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x28x8	Plank	Composition Shingle	336
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (20.82 x 336)		6,996	6,996	2,589	4,407
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (19.51 x 160)		3,122	3,122	1,436	1,686