




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:21:03
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Assessment Data					Primary Image																																																																																																																				
Account 660000116 Parcel ID 000000-00-0-00357-002-0005 Cadastral ID 01-20-15-03720 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 172504 WEBER, KENNETH F 25636 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25636 S 4130 RD Subdivision GREEN OASIS Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					 <p>660000116_001.JPG 9/24/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.23967750 -95.65538390 LOT 5 BLOCK 2 GREEN OASIS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1115	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,416.00 x 1.50 = 72,845	
Factor Value		
Adjustments	1.0000	
Lot Value	72,845	

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	1,692 / 1,692
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,692
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	201,879	119.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	214,310 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,823		
Lot Value	72,845		
Indicated Value	223,668	132.19	Per SqFt
Agland Value			
Site Improvements	5,284		
Total Value	228,952	135.31	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.47	Total Misc Impr	+	13,311			
Roofing Adj	+ 4.65	Garage Cost	+	20,840			
Subfloor Adj	+ -2.31	Total RCN	=	264,601			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	113,778			
Plumbing Adj	+ 10.75	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	150,823			
Adj Base Cost	= 136.20	Lot Value	+	72,845			
Total Area	x 1,692	Indicated Value	=	223,668			
Adjusted Cost	= 230,450	Value Per SqFt		132.19			

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	320	16x12		192	18.60		3,571
PRCH	SLAB PORCH - COVERED	321	26x6		156	26.44		4,125



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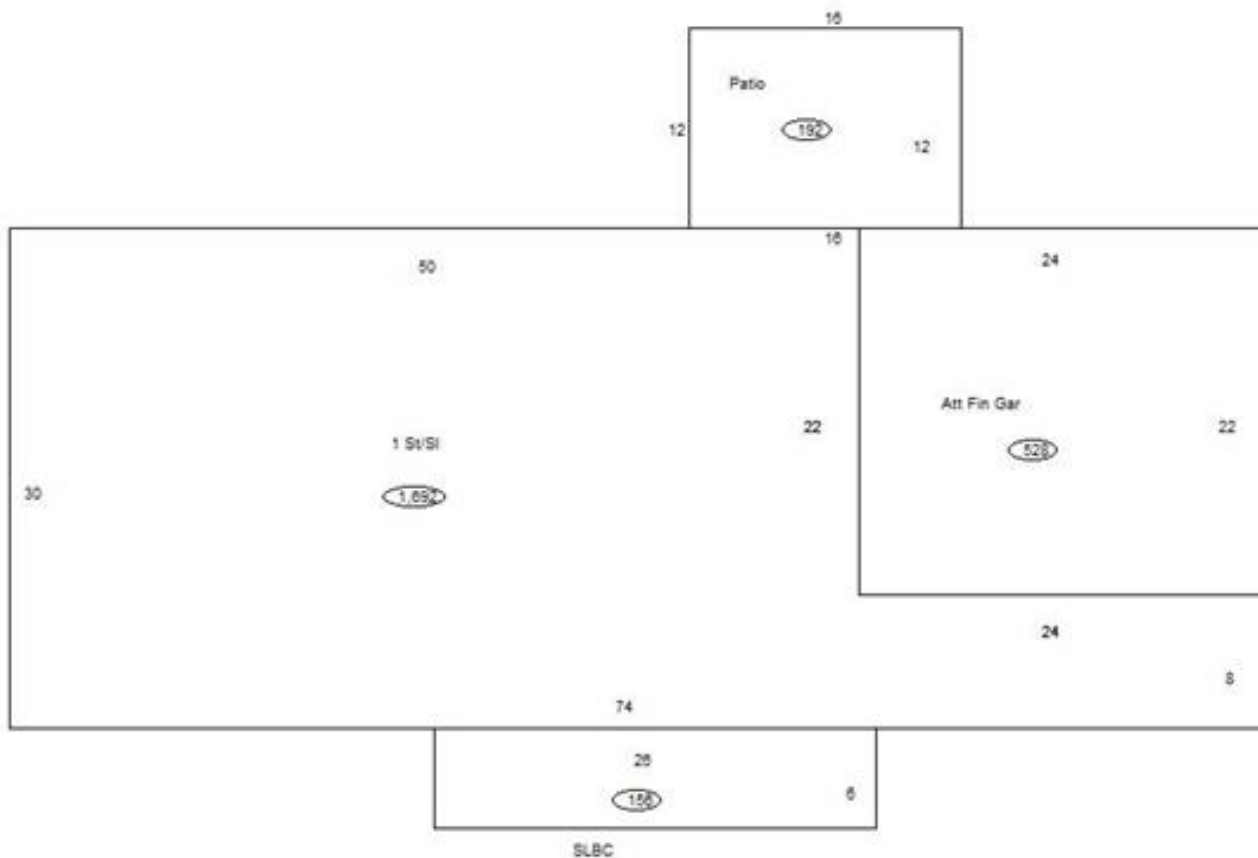
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Sketch Image

660000116



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,692	1.000	1,692
2	G	5		10	Att Fin Gar	528	1.000	528
3	M	PATC		10	Patio	192	1.000	192
4	M	PRCH		10	SLBC	156	1.000	156
Total Building Area						1,692		1,692



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	12x32x12	Gravel	Formed Metal	384
	Qual 2	Cond 2	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (7.47 x 384)		2,868	2,868	1,061	1,807
	SHDS	Shed - Small	10x10x8	Plank	Formed Metal	100
	Qual 2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (22.85 x 100)		2,285	2,285	845	1,440
	PCPT	Carport - Portable - NCV	18x20x6	Concrete	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (5.55 x 360)		1,998	1,998	1,998	
	SHDS	Shed - Small	16x12x8	Plank	Formed Metal	192
	Qual 2	Cond 3.5	Year 2010	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (18.95 x 192)		3,638	3,638	1,601	2,037