



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 660000585 Parcel ID 000000-00-0-00546-001-0002 Cadastral ID 01-21-15-03300 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 308161 IRVIN, JASON E 19110 S 4130 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19110 S 4130 RD Subdivision NORTHAVEN 3 Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 15 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0316\IMG_0017. 3/17/2022</p>														
Legal Description Lat/Long: 36.33495650 -95.65141409																			
LOT 2 BLOCK 1 NORTHAVEN THIRD					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>R2012 0419</td> <td>R13-NEW 1800 SQ FT SFR</td> <td>05/2012</td> <td>12/2012</td> <td>160,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2012 0419	R13-NEW 1800 SQ FT SFR	05/2012	12/2012	160,000
Number	Description	Opened	Closed	Amount															
R2012 0419	R13-NEW 1800 SQ FT SFR	05/2012	12/2012	160,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					2274/514	BREWSTER, HARRY A &	09/20/2012	248,000	YES										
					2239/533	JONES, TAD M & SAMANTHA R	04/19/2012	20,000	17										
					1301/909	JONES, THEODORE L	07/05/2001	0											
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax										
Remove Cap	2013		Land Value	87,612	42,484	11%	4,673	Assessed	37,855										
Year Frozen	0		Improvements	336,084	301,660		33,182	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0.00										
TIF Project ID	0		Total Value	423,696	344,144		37,855	Total Taxable	37,855										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660000585	IRVIN, JASON E			8	414,052	0	36,054	3,837.00										
2024	2024-660000585	IRVIN, JASON E			8	457,909	0	34,337	3,654.00										
2023	2023-660000585	IRVIN, JASON E			8	345,514	0	32,701	3,453.00										
2022	2022-660000585	IRVIN, JASON E			8	327,514	0	31,144	3,309.00										
2021	2021-660000585	IRVIN, JASON E			8	269,649	0	29,661	3,022.00										
2020	2020-660000585	IRVIN, JASON E			8	267,527	0	29,292	3,093.00										
2019	2019-660000585	IRVIN, JASON E			8	253,610	0	27,897	2,978.00										
2018	2018-660000585	IRVIN, JASON E			8	282,783	0	31,106	3,314.00										
2017	2017-660000585	IRVIN, JASON E			8	280,351	0	30,839	3,233.00										
2016	2016-660000585	IRVIN, JASON E			8	272,807	0	30,009	3,236.00										
2015	2015-660000585	IRVIN, JASON E			8	263,893	0	29,028	2,987.00										
2014	2014-660000585	IRVIN, JASON E			8	269,103	0	29,089	3,039.00										
2013	2013-660000585	IRVIN, JASON E			8	251,850	0	27,704	2,853.00										



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Lot Data		Square-Foot - NBHD 1114 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	2.2259		
Topography			
Street Access			
Utilities			
Amenities	LAND VALUE	0	0
Method	Square-Foot		
Base Lot Value	96,958.00 x .90 = 87,612		
Factor Value			
Adjustments	1.0000		
Lot Value	87,612		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,938 / 2,785
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,938
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	354,797 127.40 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	52,100 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	333,552
Lot Value	87,612
Indicated Value	421,164 151.23 Per SqFt
Agland Value	
Site Improvements	2,532
Total Value	423,696 152.14 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.53	Total Misc Impr	+ 17,695
Roofing Adj	+ 3.77	Garage Cost	+ 20,766
Subfloor Adj	+ -2.39	Total RCN	= 374,778
Heat/Cool Adj	+ 14.47	Depreciation (11%)	- 41,226
Plumbing Adj	+ 6.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 333,552
Adj Base Cost	= 120.76	Lot Value	+ 87,612
Total Area	x 2,785	Indicated Value	= 421,164
Adjusted Cost	= 336,317	Value Per SqFt	151.23

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	116511	29x12		348	28.32		9,855
PRCH	SLAB PORCH - COVERED	116512	8x6		48	29.38		1,410



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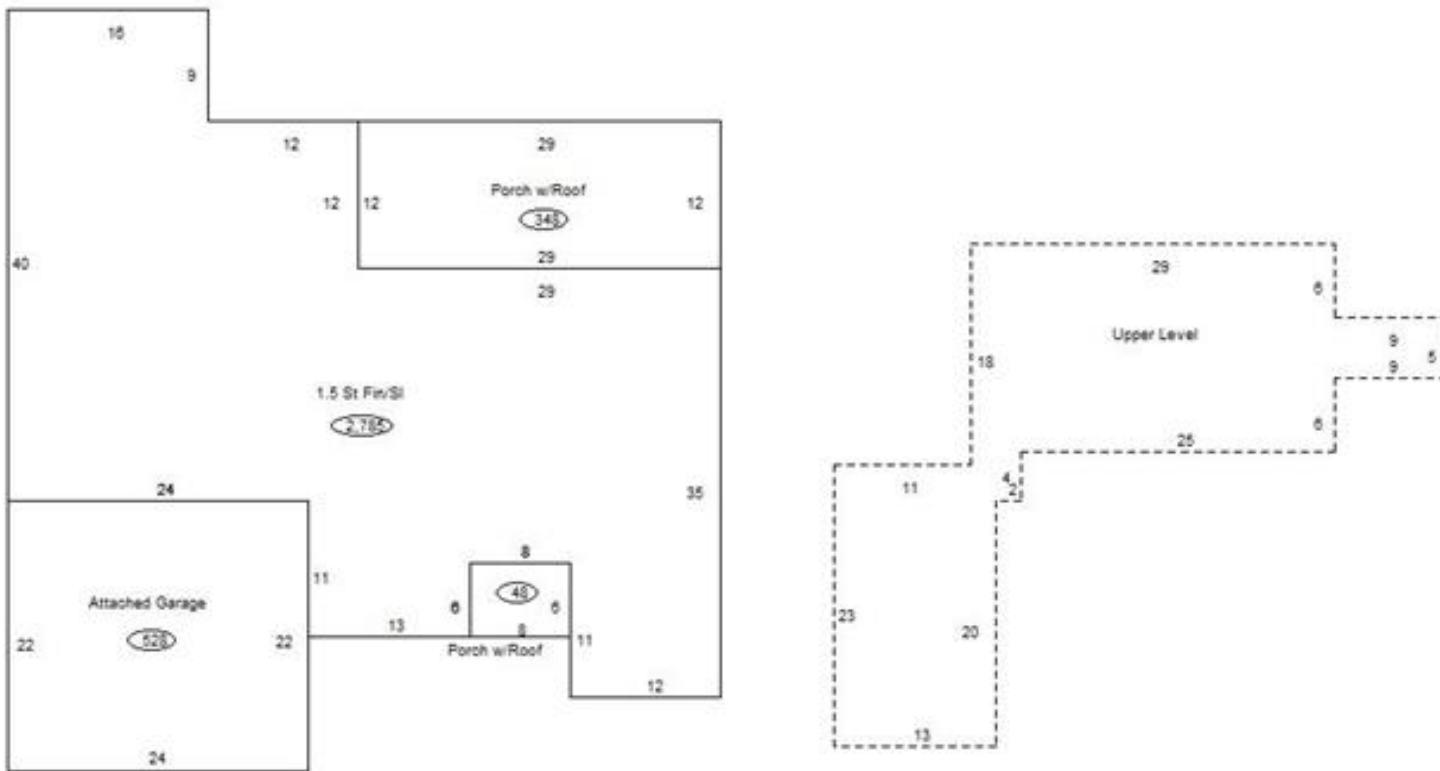
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,938	1.437	2,785
2	U	^UL		13	Upper Level	847	1.000	847
3	G	1		13	Attached Garage	528	1.000	528
4	M	PRCH		13	SLBC	348	1.000	348
5	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						1,938		2,785



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	12x34x0			408
	Qual	3	Cond 3	Year 2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 408)		1,738		1,738	1,738
	LT	LEAN-TO	8x34x0			272
	Qual	3	Cond 3	Year 2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 272)		794		794	794