



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:15:48
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001920 Parcel ID 20N15E-03-4-00000-000-0000 Cadastral ID 03-20-15-00500 Property Type REAL - Real Property Property Class RC VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 291221 BREIEN, JACK E JR & KIMBERLEE M 5338 E 26TH ST TULSA OK 74114-0000					<p style="text-align: right; color: orange;">03/26/2021 09:17</p>																																																																																																																				
Parcel Location Situs 25998 S 4110 RD Subdivision Lot/Block / Parcel Size .41 - Acres Sec/Twn/Rng 3 / 20 / 15 / 4 Neighborhood 5001 - TASC 2016 School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.23509862 -95.69099204 THE S 107' E 165' SE SE SE					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>R12</td> <td></td> <td>11/2011</td> <td>12/2013</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12		11/2011	12/2013																																																																																																							
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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	22113			
Non-Ag Acres	0.429			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	18,691.00 x 1.25 =			23,364
Factor Value	0			
Adjustments				
Lot Value	23,364			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	953708	
Total Building Area	680	Image Date	3/26/2021	
Total Base Value	111,493	Name	IMG_0005.JPG	
Modifier Value		Description	REVAL 2022	
Misc Improvements				
Replacement Cost New	111,493			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	60,206			
Economic Depreciation				
RCNLD (All Sources)	60,206			
Depreciated Improvements				
Outbuilding Value				
Total Improvement Value	60,206			
Land Value	23,364			
Cost Approach Value	83,570	122.90/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value		
Miscellaneous Income		Land Value	23,364	
Effective Gross Income (EGI)		Total Appraised Value	83,570 122.90/SqFt	
Total Expenses				
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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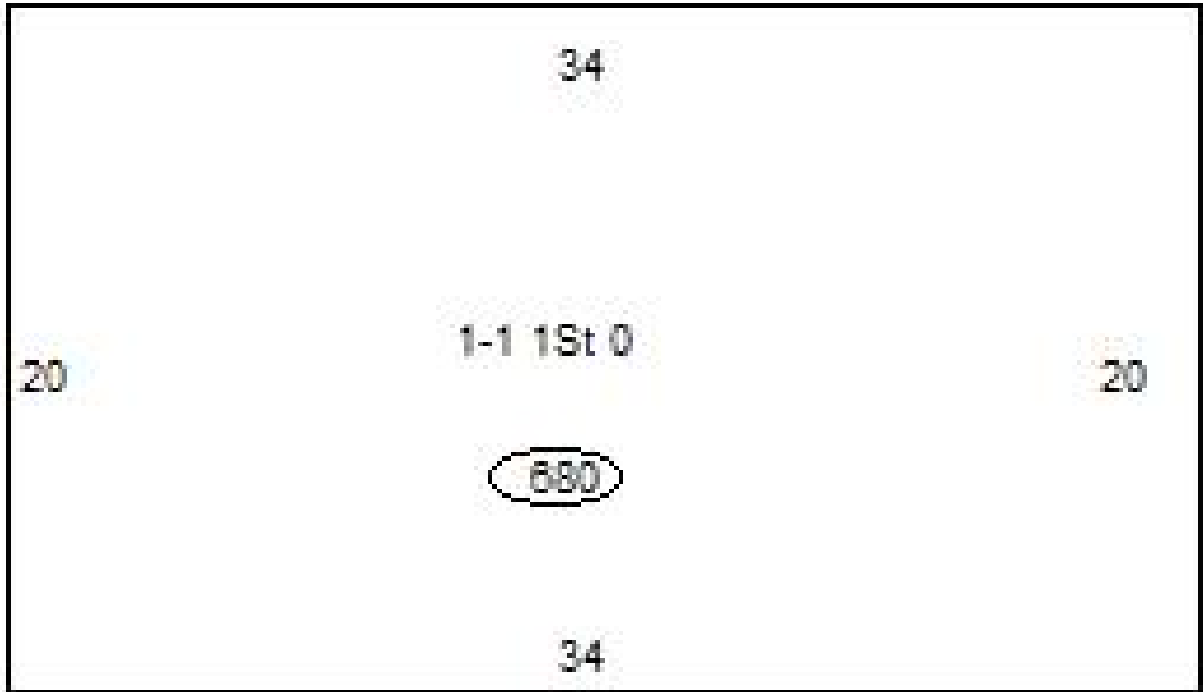
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Sketch Image

660001920



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	1-1 1St 0	680	1.000	680
Total Building Area						680		680



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Parcel ID 20N15E-03-4-00000-000-0000
Cadastral ID 03-20-15-00500

Tax Area Code 4
Property Class RC
Owners Name BREIEN, JACK E JR &

Building Data

Building ID 1050
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 680
Average Perimeter 108
Number Of Stories 1.00
Average Wall Ht 8.00
Year Built 1986
Effective Age 26
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 87 - Stud Hardboard Siding
Heating/Cooling 7 - Package Unit
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0005.JPG
Image Date 3/26/2021
Image Name IMG_0005.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 96.09
Wall Cost 49.89
HVAC Cost 17.98
Basement Cost 0.00
Total Base Cost 163.96
Total Area 680
Base RCN 111,493
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 111,493
Physical Depreciation 46%
Functional Depreciation
Total Depreciation 46% (51,287)
Total RCNLD 60,206
Lump Sums
Total Building Value 60,206 \$ 88.54 Per SqFt