



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	660001945				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-04\IMG_001 11/5/2021</p>									
Parcel ID	20N15E-03-1-00000-000-0000													
Cadastral ID	03-20-15-03310													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 3												
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	308388													
FAY, JARRETT & RANDA														
25155 S 4109 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25155 S 4109 RD													
Subdivision														
Lot/Block	/	Parcel Size	2.5 - Acres											
Sec/Twn/Rng	3 / 20 / 15 / 1													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.24718849 -95.69243036														
N 329.70', S 659.40', W 330' E 19.8 ACRES LOT 1														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2279/667	MCFARLAND, JUNE	10/17/2012	270,000	YES										
854/560			21,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2013	Land Value	48,804	48,066	11%	5,287	Assessed	41,147 4,284.71						
Year Frozen	0	Improvements	360,767	325,997		35,860	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00						
TIF Project ID	0	Total Value	409,571	374,063		41,147	Total Taxable	40,147 4,198.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001945	FAY, JARRETT & RANDA	4	368,573	1000	38,948	4,073.00							
2024	2024-660001945	FAY, JARRETT & RANDA	4	386,280	1000	37,785	3,633.00							
2023	2023-660001945	FAY, JARRETT & RANDA	4	360,290	1000	36,655	3,471.00							
2022	2022-660001945	FAY, JARRETT & RANDA	4	349,665	1000	35,559	3,428.00							
2021	2021-660001945	FAY, JARRETT & RANDA	4	322,672	1000	34,494	3,239.00							
2020	2020-660001945	FAY, JARRETT & RANDA	4	323,745	1000	33,496	3,151.00							
2019	2019-660001945	FAY, JARRETT & RANDA	4	304,467	1000	32,492	3,105.00							
2018	2018-660001945	FAY, JARRETT & RANDA	4	309,299	1000	33,023	3,157.00							
2017	2017-660001945	FAY, JARRETT & RANDA	4	306,528	1000	32,336	3,099.00							
2016	2016-660001945	FAY, JARRETT & RANDA	4	298,247	1000	31,365	3,016.00							
2015	2015-660001945	FAY, JARRETT & RANDA	4	285,658	1000	30,422	2,949.00							
2014	2014-660001945	FAY, JARRETT & RANDA	4	293,226	1000	30,211	2,772.00							
2013	2013-660001945	FAY, JARRETT & RANDA	4	275,471	1000	29,302	2,784.00							



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.5815 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 112,451.00 x .43 = 48,804 Factor Value Adjustments 1.0000 Lot Value 48,804		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Frame, Siding, Vinyl 70% Veneer, Masonry
Base/Total Area	2,262 / 3,874
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,262
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.5 /
Basement Area	
Garage Type	720 Attached Garage - Finished
Remodel	
Year/Eff Age	1992 / 26

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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	445,696	115.05	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	92.18	Total Misc Impr	+	26,496			
Roofing Adj	+ 3.06	Garage Cost	+	33,581			
Subfloor Adj	+ -1.99	Total RCN	=	507,408			
Heat/Cool Adj	+ 14.47	Depreciation (32%)	-	162,371			
Plumbing Adj	+ 7.75	Lump Sums	+	6,079			
Basement Adj	+ 0.00	RCNLD	=	351,116			
Adj Base Cost	= 115.47	Lot Value	+	48,804			
Total Area	x 3,874	Indicated Value	=	399,920			
Adjusted Cost	= 447,331	Value Per SqFt		103.23			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	351,116		
Lot Value	48,804		
Indicated Value	399,920	103.23	Per SqFt
Agland Value			
Site Improvements	9,651		
Total Value	409,571	105.72	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	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2013	0.00		
PRCH	SLAB PORCH - COVERED	5117	420		420	28.09		11,798
PRCH	SLAB PORCH - COVERED	5118	29x10		290	28.51		8,268
WODO	WOOD DECK - OPEN	5119	100		100	30.53	40%	1,832
WODO	WOOD DECK - OPEN	5120	370		370	19.13	40%	4,247



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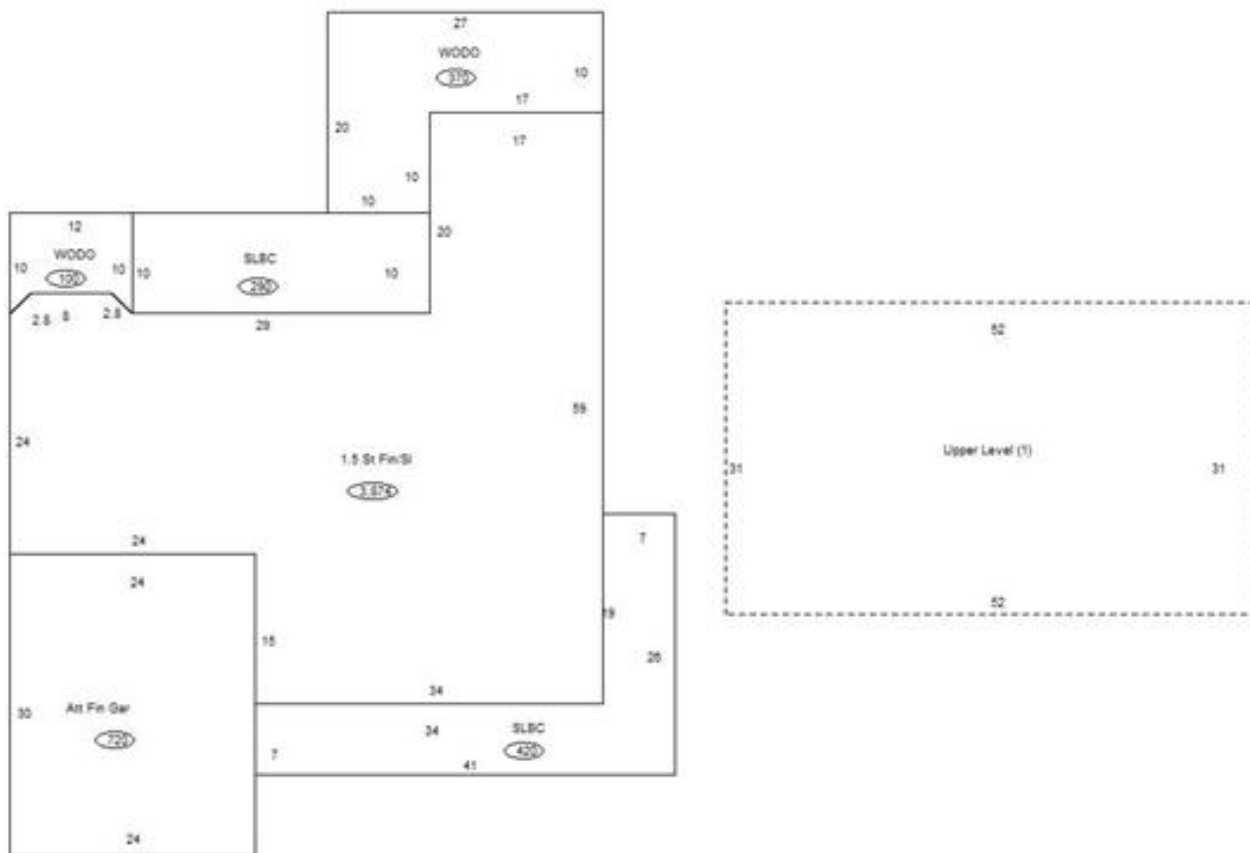
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Sketch Image

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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/SI	2,262	1.713	3,874
2	G	5		13	Att Fin Gar	720	1.000	720
3	M	PRCH		13	SLBC	420	1.000	420
4	M	PRCH		13	SLBC	290	1.000	290
5	M	WODO		13	WODO	100	1.000	100
6	M	WODO		13	WODO	370	1.000	370
7	U	^UL		13	Upper Level (1)	1,612	1.000	1,612
Total Building Area						2,262		3,874



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
	Qual 2	Cond 3	Year 2008	Eff Age 14		

Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (18.16 x 240)	4,358		4,358	2,135	2,223

	WODO	Wood Deck - Open	32x32x4	Plank		1,024
	Qual 3	Cond 3	Year 2008	Eff Age 14		

Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
Base Cost (16.87 x 1,024)	17,275		17,275	9,847	7,428

	SPLA	Swimming Pool - Above Ground	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age 1520		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 100% Func)	RCNLD
Base Cost (7,000.00 x 1)	7,000		7,000	7,000	