



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 660010073 Parcel ID 21N17E-09-3-00000-000-0000 Cadastral ID 09-21-17-00500 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 111394 KIRBY, STEVE L & KASSIE L 18105 E HIGHWAY CLAREMORE OK 74019-0963 Parcel Location Situs 18105 E HWY 20 Subdivision Lot/Block / Parcel Size 9.24 - Acres Sec/Twn/Rng 9 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-4-15\IMG_ 4/16/2021</p>														
Legal Description Lat/Long: 36.31198162 -95.50613134																			
SW NW SW LESS HWY (S 50' THEREOF)					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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	985/19	HUGHES, ERNEST	03/28/1995	18,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax										
Remove Cap	0	Land Value	1,131	1,131	11%	124	Assessed	22,804	2,242.09										
Year Frozen	0	Improvements	234,964	206,186		22,680	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0	Total Value	236,095	207,317		22,804	Total Taxable	21,804	2,154.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660010073	KIRBY, STEVE L &			94	225,826	1000	21,141	2,088.00										
2024	2024-660010073	KIRBY, STEVE L &			94	214,385	1000	20,495	2,162.00										
2023	2023-660010073	KIRBY, STEVE L &			94	202,263	1000	19,869	2,138.00										
2022	2022-660010073	KIRBY, STEVE L &			94	197,095	1000	19,262	2,092.00										
2021	2021-660010073	KIRBY, STEVE L &			94	180,086	1000	18,671	1,962.00										
2020	2020-660010073	KIRBY, STEVE L &			94	178,550	1000	18,099	1,896.00										
2019	2019-660010073	KIRBY, STEVE L &			94	168,570	1000	17,542	1,812.00										
2018	2018-660010073	KIRBY, STEVE L &			94	174,220	1000	18,164	1,895.00										
2017	2017-660010073	KIRBY, STEVE L &			94	173,677	1000	17,782	1,831.00										
2016	2016-660010073	KIRBY, STEVE L &			94	169,198	1000	17,235	1,769.00										
2015	2015-660010073	KIRBY, STEVE L &			94	164,492	1000	16,704	1,750.00										
2014	2014-660010073	KIRBY, STEVE L &			94	167,824	1000	16,189	1,665.00										
2013	2013-660010073	KIRBY, STEVE L &			94	153,860	1000	15,688	1,591.00										



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Vinyl 40% Veneer, Masonry
Base/Total Area	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,800
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	728 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-4-15\IMG_ 4/16/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	97.41	Total Misc Impr	+ 11,136				
Roofing Adj	+ 4.48	Garage Cost	+ 21,687				
Subfloor Adj	+ -2.19	Total RCN	= 250,533				
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 62,633				
Plumbing Adj	+ 8.61	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 187,900				
Adj Base Cost	= 120.95	Lot Value	+ 187,900				
Total Area	x 1,800	Indicated Value	= 187,900				
Adjusted Cost	= 217,710	Value Per SqFt	104.39				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,900		
Lot Value			
Indicated Value	187,900	104.39	Per SqFt
Agland Value	1,131		
Site Improvements	47,064		
Total Value	236,095	131.16	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2017	1	0.00	
PRCH	SLAB PORCH - COVERED	23619	26x8		208	26.28	5,466
PRCH	SLAB PORCH - COVERED	23620	18x12		216	26.25	5,670



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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	13	1 St/SI	1,800	1.000	1,800
2	G	1		13	Attached Garage	728	1.000	728
3	M	PRCH		13	SLBC	208	1.000	208
4	M	PRCH		13	SLBC	216	1.000	216
Total Building Area						1,800		1,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	16x22x0			352
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 352)	3,689		3,689	1,660	2,029
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (28.97 x 1,200)	34,764		34,764	19,120	15,644
	BARN	BARN	0x0x0			768
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 768)	8,049		8,049	2,415	5,634
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	7,500	17,500
	BARN	BARN	22x30x0			660
	Qual 3	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (12.32 x 660)	8,131		8,131	2,439	5,692
	LT	LEAN-TO	16x22x0			352
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 352)	1,028		1,028	463	565



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			9.240	122	122	1,131	1,131
NTV PST Totals						9.240			1,131	1,131
Total Agland						9.240			1,131	1,131