



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	660060395				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0712\IMG_0004. 7/12/2022</p>									
Parcel ID	21N15E-34-3-00000-000-0000													
Cadastral ID	34-21-15-00920													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	325541													
KEY, GREGORY SCOTT														
24833 S 4100 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	24833 S 4100 RD													
Subdivision														
Lot/Block	/	Parcel Size	5.07 - Acres											
Sec/Twn/Rng	34 / 21 / 15 / 3													
Neighborhood	6090 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.25162406 -95.70323741														
W 414' OF S 263' OF NW SW SW AND TR IN N2 SW SW DESC AS COMM SW/C N2 SW SW; S89.5315E 414' TO POB; N00.1837E 263'; S89 5315E 425.32'; S00.1742W 263'; N89.5315W 425.39' TO POB.														
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	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	TOLBERT, EDITH A	08/29/2018	500,000	YES										
2231/571	TOLBERT, RONALD LEE &	03/08/2012	0	4										
2231/281	TOLBERT, EDITH A	03/07/2012	0	4										
981/320	BACON, CHARLES E	02/06/1995	25,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2019	Land Value	87,142	87,142	11%	9,586	Assessed	62,950 6,555.10						
Year Frozen	0	Improvements	485,127	485,127		53,364	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	572,269	572,269		62,950	Total Taxable	62,950 6,555.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660060395	KEY, GREGORY SCOTT	4	566,320	0	62,296	6,487.00							
2024	2024-660060395	KEY, GREGORY SCOTT	4	590,337	0	64,937	6,224.00							
2023	2023-660060395	KEY, GREGORY SCOTT	4	584,316	0	64,275	6,068.00							
2022	2022-660060395	KEY, GREGORY SCOTT	4	574,744	0	63,094	6,064.00							
2021	2021-660060395	KEY, GREGORY SCOTT	4	546,272	0	60,090	5,624.00							
2020	2020-660060395	KEY, GREGORY SCOTT	4	539,098	0	58,038	5,443.00							
2019	2019-660060395	KEY, GREGORY SCOTT	4	502,494	0	55,275	5,265.00							
2018	2018-660060395	KEY, GREGORY SCOTT	4	482,244	1000	34,554	3,303.00							
2017	2017-660060395	TOLBERT, EDITH A	4	434,568	1000	33,455	3,207.00							
2016	2016-660060395	TOLBERT, EDITH A	4	424,857	1000	32,451	3,121.00							
2015	2015-660060395	TOLBERT, EDITH A	4	412,264	1000	31,477	3,051.00							
2014	2014-660060395	TOLBERT, EDITH A	4	422,973	1000	30,531	2,800.00							
2013	2013-660060395	TOLBERT, EDITH A	4	401,412	1000	29,613	2,814.00							



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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count	0	
Units Buildable		
Non-Ag Acres	5.202	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	226,601.00 x .38 = 87,142	
Factor Value		
Adjustments	1.0000	
Lot Value	87,142	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,329 / 3,199
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,329
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1996 / 15

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	522,019	163.18	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	106.26	Total Misc Impr	+	23,115	
Roofing Adj	+ 4.57	Garage Cost	+	30,869	
Subfloor Adj	+ -3.36	Total RCN	=	494,934	
Heat/Cool Adj	+ 17.38	Depreciation (16%)	-	79,189	
Plumbing Adj	+ 12.99	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	415,745	
Adj Base Cost	= 137.84	Lot Value	+	87,142	
Total Area	x 3,199	Indicated Value	=	502,887	
Adjusted Cost	= 440,950	Value Per SqFt		157.20	

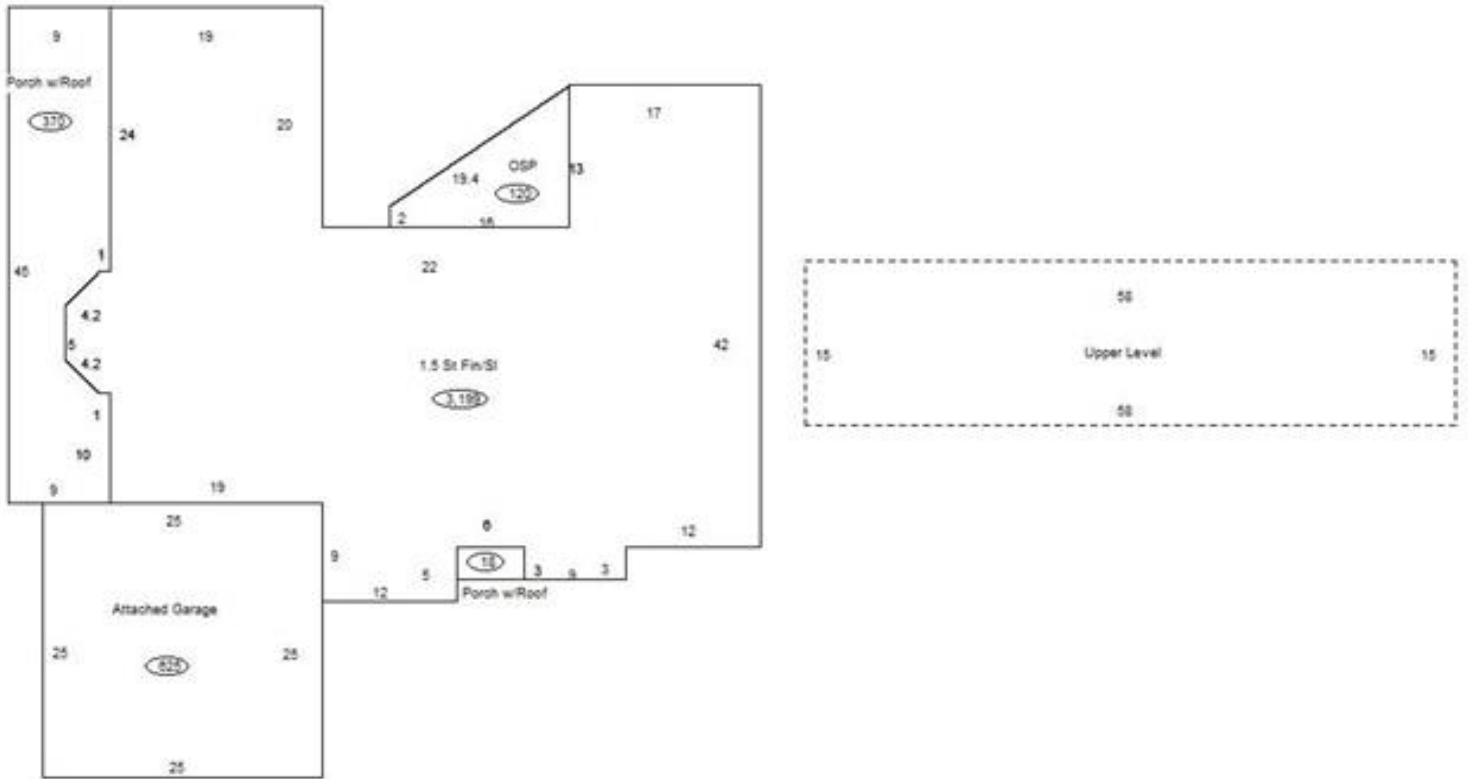
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	415,745		
Lot Value	87,142		
Indicated Value	502,887	157.20	Per SqFt
Agland Value			
Site Improvements	69,382		
Total Value	572,269	178.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	80197	6x3		18	36.63		659
PRCH	SLAB PORCH - COVERED	80198	370		370	34.97		12,939
PATO	SLAB PORCH - OPEN	80199	120		120	14.97		1,796



Sketch Image

660060395



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	2,329	1.374	3,199
2	G	1		13	Attached Garage	625	1.000	625
3	M	PRCH		13	SLBC	18	1.000	18
4	M	PRCH		13	SLBC	370	1.000	370
5	M	PATO		13	Open Slab	120	1.000	120
6	U	^UL	Overhang	13	Upper Level	870	1.000	870
Total Building Area						2,329		3,199



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			120
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 120)	562		562	56
	GG	GAZEBO GOOD	0x0x0			1
	Qual 4	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (13,750.00 x 1)	13,750		13,750	1,375
	DTGF	DETACHED GARAGE FAIR	0x0x0			2,257
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 2,257)	36,112		36,112	3,611
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000	6,000