



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	660095079								
Parcel ID	21N15E-33-3-00000-000-0001								
Cadastral ID	33-21-15-01810								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	4						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	330162								
O'BRIEN, SEAN & ROBIN									
24845 S 4090 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	24845 S 4090 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	33 / 21 / 15 / 3								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25103542 -95.72147726									
TR IN SW SW DESC AS: COMM SW/C SEC; N01-12-29W 494.23 TO POB; N01-12-29W 165.33';N88-40-47E 658.72'; S01-11-20E 165.33'; S88 40-47W 658.67' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R16-29	R17-REMODEL 1000 SQ FT	05/2016	11/2016	7,000					
R16	R16-POSS NEW STRUCTURE	07/2015	11/2015						
12-23	R14-NEW 3795 SQ FT SFR	11/2013	11/2013	150,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
HV	Veteran	Yes	999,999	59,894					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WARD, JIMMIE D &	02/20/2020	465,000	YES					
2231/269	TRINITY DEVELOPMENT CO LLC	03/09/2012	50,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2021	Land Value	87,793	49,219	11%	5,414	Assessed	59,894	6,236.87
Year Frozen	0	Improvements	500,397	495,277		54,480	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	59,894	-5,234.00
TIF Project ID	0	Total Value	588,190	544,496		59,894	Total Taxable	0	1,003.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095079	O'BRIEN, SEAN & ROBIN	80	597,840	58149		974.00		
2024	2024-660095079	O'BRIEN, SEAN & ROBIN	80	635,545	56456		582.00		
2023	2023-660095079	O'BRIEN, SEAN & ROBIN	80	524,940	54812		565.00		
2022	2022-660095079	O'BRIEN, SEAN & ROBIN	4	527,521	53216		548.00		
2021	2021-660095079	O'BRIEN, SEAN & ROBIN	4	469,689	1000	50,666	4,752.00		
2020	2020-660095079	O'BRIEN, SEAN & ROBIN	4	385,506	0	42,406	3,977.00		
2019	2019-660095079	WARD, JIMMIE D &	4	369,465	0	40,641	3,871.00		
2018	2018-660095079	WARD, JIMMIE D &	4	375,628	0	41,319	3,938.00		
2017	2017-660095079	WARD, JIMMIE D &	4	372,244	0	40,947	3,912.00		
2016	2016-660095079	WARD, JIMMIE D &	4	321,568	0	35,372	3,389.00		
2015	2015-660095079	WARD, JIMMIE D &	4	300,655	0	33,072	3,194.00		
2014	2014-660095079	WARD, JIMMIE D &	4	303,034	0	33,334	3,046.00		
2013	2013-660095079	WARD, JIMMIE D &	4	50,000	0	5,500	521.00		



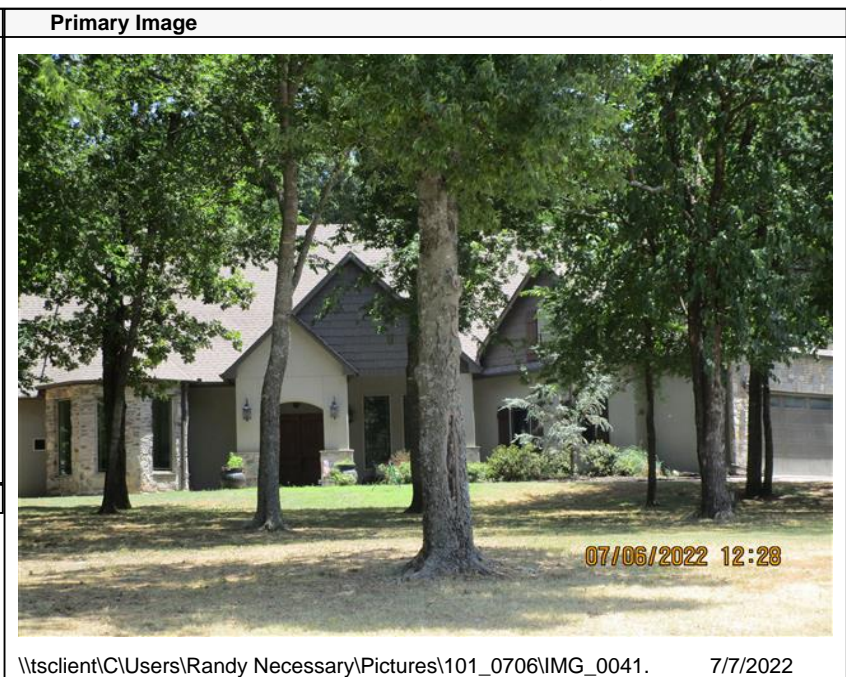
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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.507		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	109,204.00 x .53 = 57,793		
Factor Value			
Adjustments	1.5191		
Lot Value	87,793		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Frame, Stucco 5% Veneer, Stone
Base/Total Area	2,549 / 3,598
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,549
Fixture/RghIn	11 /
Bed/F/H Bath	5 / 3.5 /
Basement Area	
Garage Type	814 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	593,356	164.91	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	105.39	Total Misc Impr	+ 28,140
Roofing Adj	+ 4.64	Garage Cost	+ 41,848
Subfloor Adj	+ -3.25	Total RCN	= 543,197
Heat/Cool Adj	+ 18.45	Depreciation (10%)	- 54,320
Plumbing Adj	+ 6.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 488,877
Adj Base Cost	= 131.52	Lot Value	+ 87,793
Total Area	x 3,598	Indicated Value	= 576,670
Adjusted Cost	= 473,209	Value Per SqFt	160.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	488,877		
Lot Value	87,793		
Indicated Value	576,670	160.28	Per SqFt
Agland Value			
Site Improvements	11,520		
Total Value	588,190	163.48	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	8,198.48		8,198
PATO	RAISED SLAB PORCH - OPEN	119293	230		230	14.05		3,232
PATO	SLAB PORCH - OPEN	119294	198		198	14.78		2,926
PRCH	SLAB PORCH - COVERED	119295	21x11		231	36.18		8,358
PATO	SLAB PORCH - OPEN	119296	451		451	12.03		5,426



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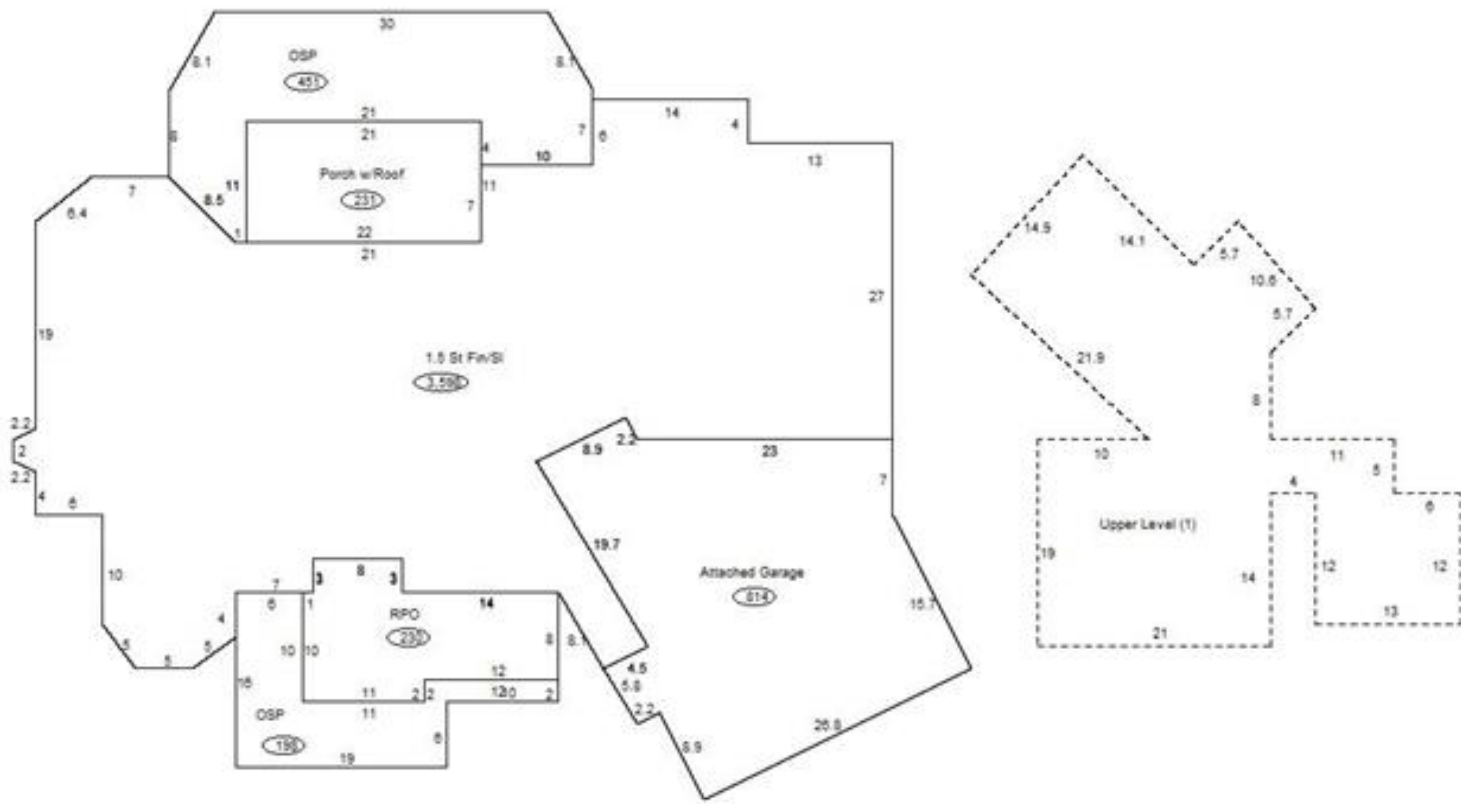
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Sketch Image

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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	2,549	1.412	3,598
2	G	1		13	Attached Garage	814	1.000	814
3	M	PATO		13	Raised Slab	230	1.000	230
4	M	PATO		13	Open Slab	198	1.000	198
5	M	PRCH		13	SLBC	231	1.000	231
6	M	PATO		13	Open Slab	451	1.000	451
7	U	^UL		13	Upper Level (1)	1,049	1.000	1,049
Total Building Area						2,549		3,598



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	30x24x0			720
	Qual 2	Cond	Year 2015	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (16.00 x 720)		11,520		11,520		11,520