



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:25:52
Page 1

Assessment Data					Primary Image																																																																																				
Account 660099873 Parcel ID 20N15E-03-2-00000-000-0098 Cadastral ID 03-20-15-01270 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 319737 IRBY, BRADY A & MELISSA A 25251 S 4100 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25251 S 4100 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 3 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\1122022\IMG_0018.JPG 1/12/2022</p>																																																																																				
Legal Description Lat/Long: 36.24542894 -95.70641036 N2 N2 SW NW																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>R20</td> <td>R22- NEW 911 ADDRESS</td> <td>08/2020</td> <td>01/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R22- NEW 911 ADDRESS	08/2020	01/2022																																																													
Code	Type	Active	Maximum	Exemption																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																					
Number	Description	Opened	Closed	Amount																																																																																					
R20	R22- NEW 911 ADDRESS	08/2020	01/2022																																																																																						
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 2,240</td> <td>2,240</td> <td>11%</td> <td>246</td> <td>Assessed</td> <td>42,248</td> <td>4,399.36</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 438,118</td> <td>381,832</td> <td></td> <td>42,002</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 440,358</td> <td>384,072</td> <td></td> <td>42,248</td> <td>Total Taxable</td> <td>41,248</td> <td>4,312.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	0	Land Value 2,240	2,240	11%	246	Assessed	42,248	4,399.36	Year Frozen		Improvements 438,118	381,832		42,002	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value 440,358	384,072		42,248	Total Taxable	41,248	4,312.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2608/857</td> <td>IRBY, BRADY A</td> <td>01/31/2017</td> <td></td> <td>4</td> </tr> <tr> <td>2584/860</td> <td>IRBY, HERBERT JR</td> <td>10/17/2016</td> <td></td> <td>0 7</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2608/857	IRBY, BRADY A	01/31/2017		4	2584/860	IRBY, HERBERT JR	10/17/2016		0 7																				
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																	
Remove Cap	0	Land Value 2,240	2,240	11%	246	Assessed	42,248	4,399.36																																																																																	
Year Frozen		Improvements 438,118	381,832		42,002	Penalty	0																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00																																																																																	
TIF Project ID	0	Total Value 440,358	384,072		42,248	Total Taxable	41,248	4,312.00																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																					
2608/857	IRBY, BRADY A	01/31/2017		4																																																																																					
2584/860	IRBY, HERBERT JR	10/17/2016		0 7																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660099873</td> <td>IRBY, BRADY A &</td> <td>4</td> <td>396,304</td> <td>1000</td> <td>40,017</td> <td>4,184.00</td> </tr> <tr> <td>2024</td> <td>2024-660099873</td> <td>IRBY, BRADY A &</td> <td>4</td> <td>379,079</td> <td>1000</td> <td>38,822</td> <td>3,731.00</td> </tr> <tr> <td>2023</td> <td>2023-660099873</td> <td>IRBY, BRADY A &</td> <td>4</td> <td>351,482</td> <td>1000</td> <td>37,663</td> <td>3,565.00</td> </tr> <tr> <td>2022</td> <td>2022-660099873</td> <td>IRBY, BRADY A &</td> <td>4</td> <td>354,816</td> <td>1000</td> <td>38,029</td> <td>3,665.00</td> </tr> <tr> <td>2021</td> <td>2021-660099873</td> <td>IRBY, BRADY A &</td> <td>4</td> <td>2,240</td> <td>0</td> <td>246</td> <td>23.00</td> </tr> <tr> <td>2020</td> <td>2020-660099873</td> <td>IRBY, BRADY A &</td> <td>4</td> <td>2,240</td> <td>0</td> <td>246</td> <td>24.00</td> </tr> <tr> <td>2019</td> <td>2019-660099873</td> <td>IRBY, BRADY A &</td> <td>4</td> <td>2,240</td> <td>0</td> <td>246</td> <td>24.00</td> </tr> <tr> <td>2018</td> <td>2018-660099873</td> <td>IRBY, BRADY A &</td> <td>4</td> <td>2,240</td> <td>0</td> <td>246</td> <td>24.00</td> </tr> <tr> <td>2017</td> <td>2017-660099873</td> <td>IRBY, BRADY A &</td> <td>4</td> <td>2,240</td> <td>0</td> <td>246</td> <td>24.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660099873	IRBY, BRADY A &	4	396,304	1000	40,017	4,184.00	2024	2024-660099873	IRBY, BRADY A &	4	379,079	1000	38,822	3,731.00	2023	2023-660099873	IRBY, BRADY A &	4	351,482	1000	37,663	3,565.00	2022	2022-660099873	IRBY, BRADY A &	4	354,816	1000	38,029	3,665.00	2021	2021-660099873	IRBY, BRADY A &	4	2,240	0	246	23.00	2020	2020-660099873	IRBY, BRADY A &	4	2,240	0	246	24.00	2019	2019-660099873	IRBY, BRADY A &	4	2,240	0	246	24.00	2018	2018-660099873	IRBY, BRADY A &	4	2,240	0	246	24.00	2017	2017-660099873	IRBY, BRADY A &	4	2,240	0	246	24.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																		
2025	2025-660099873	IRBY, BRADY A &	4	396,304	1000	40,017	4,184.00																																																																																		
2024	2024-660099873	IRBY, BRADY A &	4	379,079	1000	38,822	3,731.00																																																																																		
2023	2023-660099873	IRBY, BRADY A &	4	351,482	1000	37,663	3,565.00																																																																																		
2022	2022-660099873	IRBY, BRADY A &	4	354,816	1000	38,029	3,665.00																																																																																		
2021	2021-660099873	IRBY, BRADY A &	4	2,240	0	246	23.00																																																																																		
2020	2020-660099873	IRBY, BRADY A &	4	2,240	0	246	24.00																																																																																		
2019	2019-660099873	IRBY, BRADY A &	4	2,240	0	246	24.00																																																																																		
2018	2018-660099873	IRBY, BRADY A &	4	2,240	0	246	24.00																																																																																		
2017	2017-660099873	IRBY, BRADY A &	4	2,240	0	246	24.00																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:25:52
Page 2

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Stone
Base/Total Area	2,770 / 2,770
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,770
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,194 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code Adusted R Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	106.77	Total Misc Impr	+ 23,807	Roofing Adj	+ 5.73	Garage Cost	+ 67,951
Subfloor Adj	+ -4.40	Total RCN	= 456,373	Heat/Cool Adj	+ 16.31	Depreciation (4%)	- 18,255
Plumbing Adj	+ 7.22	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 438,118
Adj Base Cost	= 131.63	Lot Value	+ 438,118	Total Area	x 2,770	Indicated Value	= 438,118
Adjusted Cost	= 364,615	Value Per SqFt	158.17				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	438,118		
Lot Value			
Indicated Value	438,118	158.17	Per SqFt
Agland Value	2,240		
Site Improvements			
Total Value	440,358	158.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153078	18x14		252	32.09		8,087
PRCH	Slab Porch - Covered	153079	182		182	32.36		5,890
PRCH	Slab Porch - Covered	153080	194		194	32.29		6,264
PATO	Slab Porch - Open	153081	19x17		323	11.04		3,566
SHLT	STORM SHELTER			1 2021	1	0.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

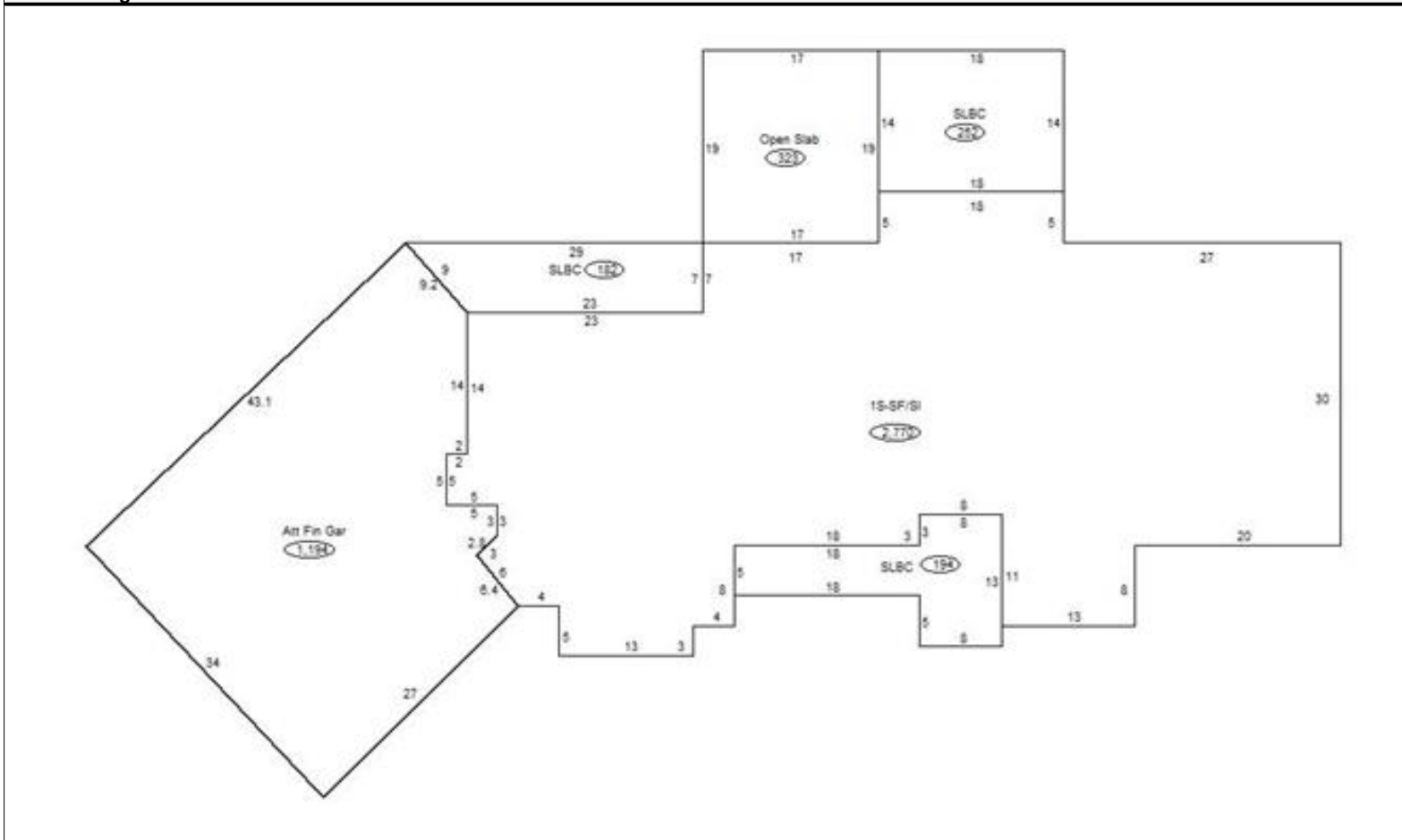
Date 04/18/2026

Time 09:25:52

Page 3

Sketch Image

660099873



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,770	1.000	2,770
2	G	5		13	Att Fin Gar	1,194	1.000	1,194
3	M	PRCH		13	SLBC	252	1.000	252
4	M	PRCH		13	SLBC	182	1.000	182
5	M	PRCH		13	SLBC	194	1.000	194
6	M	PATO		13	Open Slab	323	1.000	323
Total Building Area						2,770		2,770



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:25:52
Page 4

Agland Inventory

660099873

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			10.000	224	224	2,240	2,240
IMP PST Totals						10.000			2,240	2,240
Total Agland						10.000			2,240	2,240