



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:36:24
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Assessment Data					Primary Image									
Account	660100895				 <p>660100895_001.JPG 9/29/2025</p>									
Parcel ID	20N15E-01-1-00000-000-0002													
Cadastral ID	01-20-15-02020													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI													
Name ID	324504													
ALLEY, ERIC & LINDSEY														
25354 S 4130 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25354 S 4130 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.06 - Acres											
Sec/Twn/Rng	1 / 20 / 15 / 1													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.24484745 -95.65563243														
TR DESC 2672-218 AS BEG N01.1844W 879.08' FROM THE EAST QUARTER CORNER; S88.4116W 174.08'; N01.1844W 35'; S88.4116W 313.62'; N01.1844W 82'; N88.4116E 487.70'; S01.1844E 117' 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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2709/527	ALLEY, TOMMY JOE &	05/07/2018	155,000	4					
					2672/217	ALLEY, TOMMY JOE &	10/30/2017	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	0	Land Value	28,476	27,993	11%	3,079	Assessed	15,961	1,662.05					
Year Frozen		Improvements	141,625	117,113		12,882	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00					
TIF Project ID	0	Total Value	170,101	145,106		15,961	Total Taxable	14,961	1,575.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660100895	ALLEY, ERIC & LINDSEY	80	153,054	1000	14,497	1,526.00							
2024	2024-660100895	ALLEY, ERIC & LINDSEY	80	162,129	1000	14,045	1,357.00							
2023	2023-660100895	ALLEY, ERIC & LINDSEY	80	143,668	1000	13,607	1,294.00							
2022	2022-660100895	ALLEY, ERIC & LINDSEY	4	138,068	1000	13,182	1,277.00							
2021	2021-660100895	ALLEY, ERIC & LINDSEY	4	129,569	1000	12,769	1,206.00							
2020	2020-660100895	ALLEY, ERIC & LINDSEY	4	129,981	1000	12,368	1,170.00							
2019	2019-660100895	ALLEY, ERIC & LINDSEY	4	123,870	1000	11,979	1,152.00							
2018	2018-660100895	ALLEY, ERIC & LINDSEY	4	122,027	0	12,600	1,201.00							



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Lot Data		Square-Foot - NBHD 2015 #1	Primary Image
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.082		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
	FLOOD ZONE	0	
Method	Square-Foot		
Base Lot Value	47,133.00 x .60 = 28,476		
Factor Value			
Adjustments	1.0000		
Lot Value	28,476		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	1,502 / 1,502
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,502
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23

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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	178,577	118.89	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	100.21	Total Misc Impr	+ 3,679
Roofing Adj	+ 4.51	Garage Cost	+ 16,646
Subfloor Adj	+ -1.15	Total RCN	= 202,322
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 60,697
Plumbing Adj	+ 6.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 141,625
Adj Base Cost	= 121.17	Lot Value	+ 28,476
Total Area	x 1,502	Indicated Value	= 170,101
Adjusted Cost	= 181,997	Value Per SqFt	113.25

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,625		
Lot Value	28,476		
Indicated Value	170,101	113.25	Per SqFt
Agland Value			
Site Improvements			
Total Value	170,101	113.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	222	74		74	24.04		1,779
PATC	Patio - Covered	223	10x10		100	19.00		1,900



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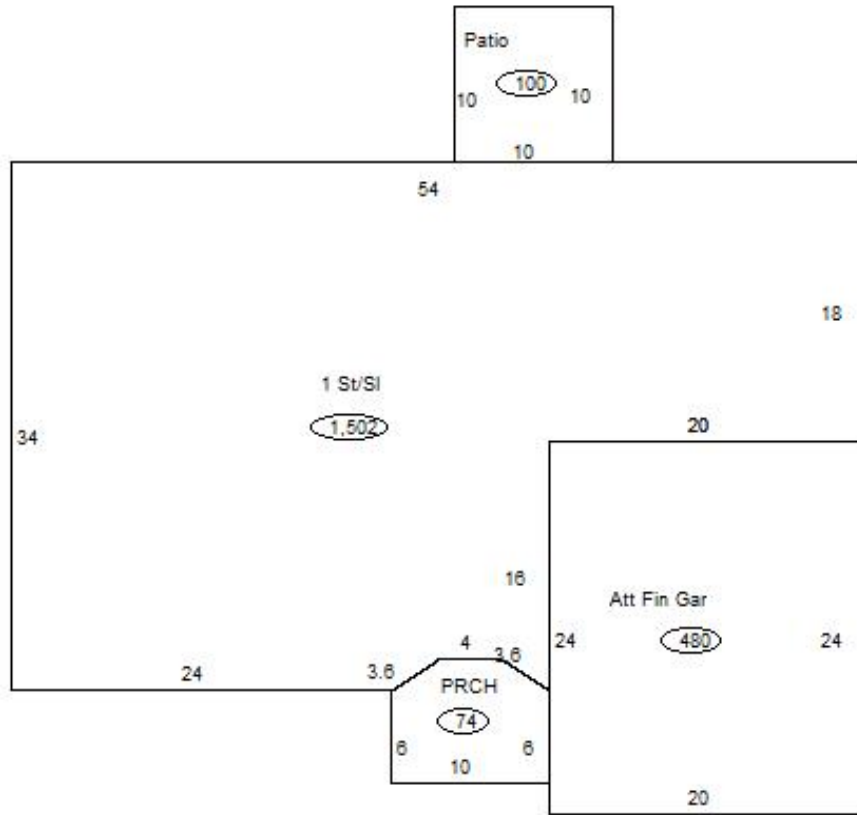
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,502	1.000	1,502
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	PRCH	74	1.000	74
4	M	PATC		13	Patio	100	1.000	100
Total Building Area						1,502		1,502