




# 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	660000099				 <p>660000099_001.JPG 9/24/2025</p>									
Parcel ID	20N15E-01-4-00000-000-0000													
Cadastral ID	01-20-15-03410													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	328922													
BULMAN, JACOB DANIEL														
25818 S 4130 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25818 S 4130 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.31 - Acres											
Sec/Twn/Rng	1 / 20 / 15 / 4													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.23708091 -95.65538837														
S 201.04', E 284' NE SE SE														
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										
/	MERRIOTT, AMANDA M &	09/18/2019	183,000	YES										
2696/256	KELLY, RICHARD C & ANITA C	03/06/2018	162,500	YES										
898/894	DORSEY, ALBERT N &	11/12/1992	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2020	Land Value	31,291	31,291	11%	3,442	Assessed	25,000	2,603.30					
Year Frozen	0	Improvements	195,983	195,983		21,558	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	227,274	227,274		25,000	Total Taxable	25,000	2,603.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000099	BULMAN, JACOB DANIEL	4	239,154	0	26,091	2,717.00							
2024	2024-660000099	BULMAN, JACOB DANIEL	4	250,358	0	24,849	2,382.00							
2023	2023-660000099	BULMAN, JACOB DANIEL	4	220,918	0	23,665	2,234.00							
2022	2022-660000099	BULMAN, JACOB DANIEL	4	214,941	0	21,465	2,063.00							
2021	2021-660000099	BULMAN, JACOB DANIEL	4	185,844	0	20,443	1,914.00							
2020	2020-660000099	BULMAN, JACOB DANIEL	4	184,576	0	20,303	1,904.00							
2019	2019-660000099	BULMAN, JACOB DANIEL	4	165,501	0	18,205	1,735.00							
2018	2018-660000099	MERRIOTT, AMANDA M &	4	163,400	1000	10,898	1,049.00							
2017	2017-660000099	KELLY, RICHARD C & ANITA C	4	162,067	1000	10,551	1,018.00							
2016	2016-660000099	KELLY, RICHARD C & ANITA C	4	157,798	1000	10,215	990.00							
2015	2015-660000099	KELLY, RICHARD C & ANITA C	4	153,714	1000	9,888	965.00							
2014	2014-660000099	KELLY, RICHARD C & ANITA C	4	156,425	1000	9,571	885.00							
2013	2013-660000099	KELLY, RICHARD C & ANITA C	4	147,692	1000	9,263	888.00							



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1.31 <b>Non-Ag Acres</b> 1.2667 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 55,176.00 x .57 = 31,291 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 31,291		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Frame, Siding, Vinyl 50% Veneer, Masonry
<b>Base/Total Area</b>	1,659 / 1,659
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,659
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	480 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1986 / 15

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 178,816 107.79 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.10	<b>Total Misc Impr</b>	+ 15,883	<b>Roofing Adj</b>	+ 4.43	<b>Garage Cost</b>	+ 16,646
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 237,150	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 18%)</b>	- 42,687
<b>Plumbing Adj</b>	+ 8.49	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 194,463
<b>Adj Base Cost</b>	= 123.34	<b>Lot Value</b>	+ 31,291	<b>Total Area</b>	x 1,659	<b>Indicated Value</b>	= 225,754
		<b>Value Per SqFt</b>	136.08	<b>Adjusted Cost</b>	= 204,621		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 194,463 <b>Lot Value</b> 31,291 <b>Indicated Value</b> 225,754 136.08 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 1,520 <b>Total Value</b> 227,274 136.99 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	255	16x12		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	256	268		268	23.35		6,258



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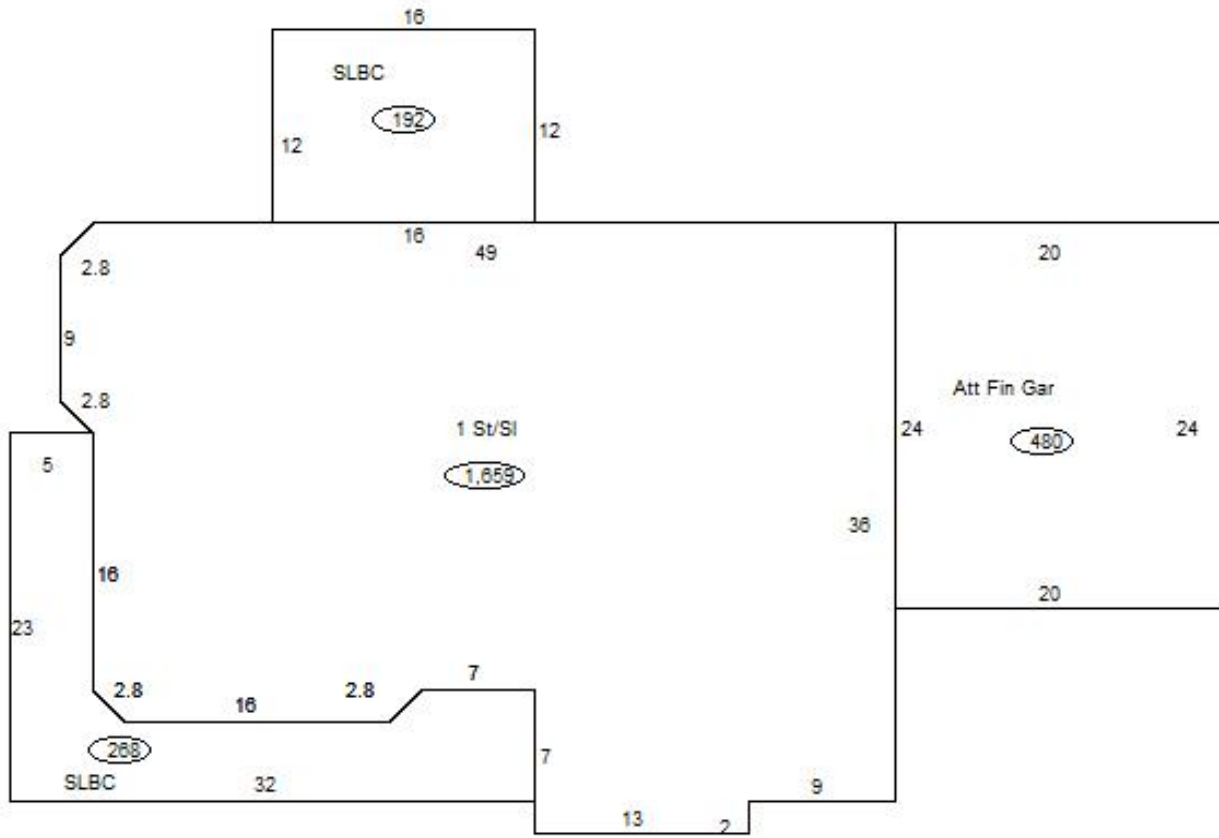
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### Sketch Image

66000099



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,659	1.000	1,659
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	268	1.000	268
<b>Total Building Area</b>						1,659		1,659



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140
	Qual	2	Cond 3	Year 2010	Eff Age 12	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.11 x 140)	2,815		2,815	1,295
	PCPT	Carport - Portable - NCV	18x20x8	Gravel	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ 100% Func)</b>	<b>RCNLD</b>
		Base Cost (4.61 x 360)	1,660		1,660	1,660