




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000581 Parcel ID 21N15E-01-3-00000-000-0000 Cadastral ID 01-21-15-02800 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 317918 KULP, ROY K & JILLETТА L 9481 E 480 RD CLAREMORE OK 74017-0000 Parcel Location Situs 09481 E 480 RD Subdivision Lot/Block / Parcel Size 1.723 - Acres Sec/Twn/Rng 1 / 21 / 15 / 3 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0318\IMG_0006. 3/18/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.32255969 -95.65996507 E 142', S 528' E2 SE SW																																																																																																																									
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Lot Data		Square-Foot - NBHD 6080 #1		Primary Image					
Lot Size									
Lot Count									
Units Buildable	1.723								
Non-Ag Acres	1.7207								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY								
Method	Square-Foot				\\tsclient\C\Users\Randy Necessary\Pictures\101_0318\IMG_0006. 3/18/2022				
Base Lot Value	74,954.00 x .92 = 68,930				GRM Approach				
Factor Value					GRM Code				
Adjustments	1.0000				Gross Rent 0.00				
Lot Value	68,930				Indicated Value				
Residential Data				Multiple Regression					
Type	1 Single Family Residence				MRA Code 1 Test				
Condition	1 - Low				Adusted R 0.8445				
Quality	3 - Average				Indicated Value 332,198 163.64 Per SqFt				
Architecture					Direct Comparables				
Style	100% One Story				Selection Model 1 Res				
Exterior Wall	100% Veneer, Stone				Adjustment Model A2 AO Test				
Base/Total Area	2,030 / 2,030				Comparables				
Style	100% One Story				Indicated Value				
HVAC	100% Warmed & Cooled Air				Value Reconciliation				
Roof Cover	1 Composition Shingle				Selected Approach Cost Approach				
Area on Slab	2,030				Improvements 103,669				
Fixture/RghIn	11 /				Lot Value 68,930				
Bed/F/H Bath	3 / 2.0 /				Indicated Value 172,599 85.02 Per SqFt				
Basement Area					Agland Value				
Garage Type	1,020 Attached Garage - Unfinished				Site Improvements 66,751				
Remodel					Total Value 239,350 117.91 Total Value Per SqFt				
Year/Eff Age	1978 / 67								
Cost Approach		Manual : 01/2025							
Base Cost	112.67	Total Misc Impr	+	18,638					
Roofing Adj	+ 4.68	Garage Cost	+	30,386					
Subfloor Adj	+ -2.19	Total RCN	=	323,967					
Heat/Cool Adj	+ 12.64	Depreciation (68%)	-	220,298					
Plumbing Adj	+ 7.64	Lump Sums	+	0					
Basement Adj	+ 0.00	RCNLD	=	103,669					
Adj Base Cost	= 135.44	Lot Value	+	68,930					
Total Area	x 2,030	Indicated Value	=	172,599					
Adjusted Cost	= 274,943	Value Per SqFt		85.02					
Miscellaneous Improvements									
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615	
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PRCH	SLAB PORCH - COVERED	1750	148		148	26.46		3,916	
PATO	SLAB PORCH - OPEN	1751	29x14		406	8.60		3,492	

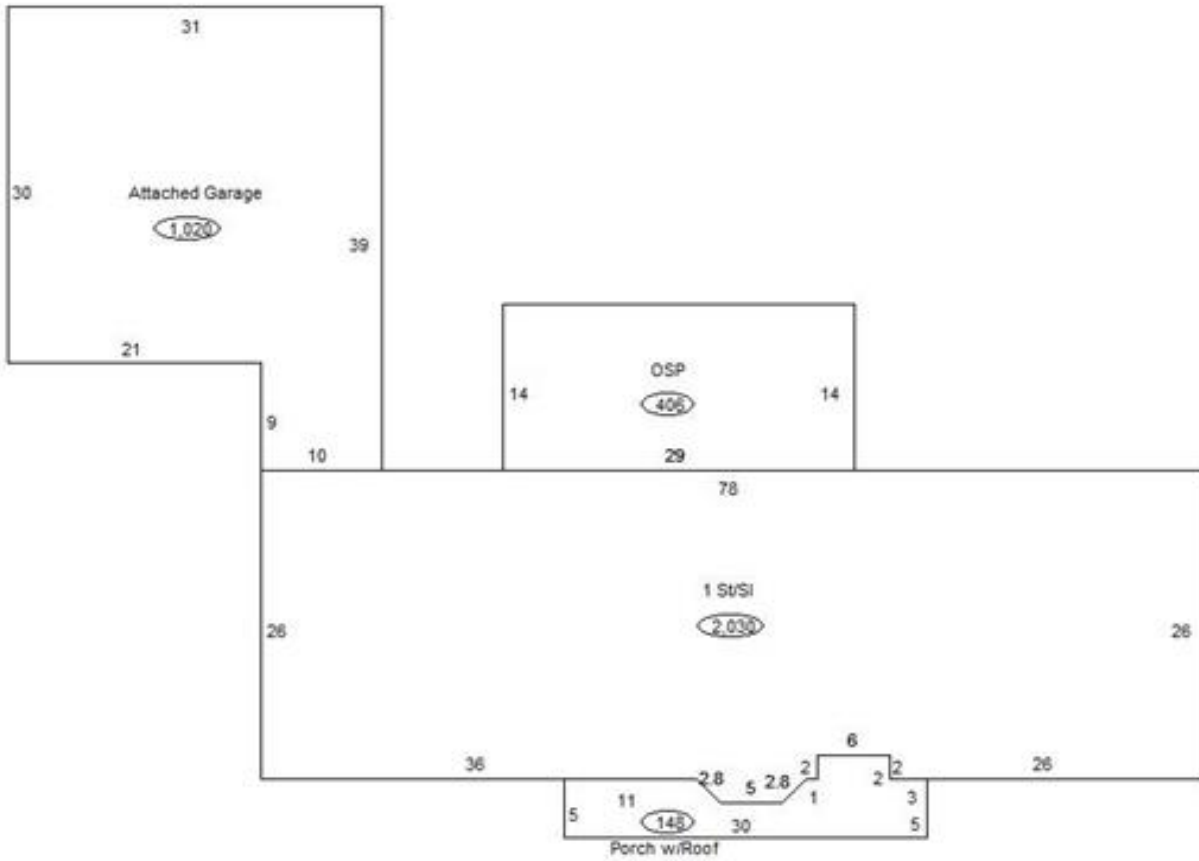


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Sketch Image

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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/SI	2,030	1.000	2,030
2	G	1		13	Attached Garage	1,020	1.000	1,020
3	M	PRCH		13	SLBC	148	1.000	148
4	M	PATO		13	Open Slab	406	1.000	406
Total Building Area						2,030		2,030



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	6	Cond 6	Year 2024	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (30,000.00 x 1)		30,000		30,000	1,500	28,500
	UTIL	SHOP BUILDING	32x32x0			1,024	
	Qual		Cond	Year 2019	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (34.11 x 1,024)		34,929		34,929		34,929
	PATO	SLAB PORCH - OPEN	32x12x0			384	
	Qual		Cond	Year 2019	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (8.65 x 384)		3,322		3,322		3,322
	PERG	Pergola	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (15.00 x)						