



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data  |                         |                           |                  |                  | Primary Image   |                           |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
|--|-------------------------|---------------------------|------------------|------------------|---|---------------------------|----------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|--|--|--|--|--|
| <b>Account</b> 660001130<br><b>Parcel ID</b> 20N15E-02-1-00000-000-0000<br><b>Cadastral ID</b> 02-20-15-00500<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RR VI Area 3<br><b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE<br><b>Name ID</b> 321067<br>CULBERT, HUBERT STEVE<br><br>8454 E 530 RD<br>CLAREMORE OK 74019-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 08454 E 530 RD<br><b>Subdivision</b><br><b>Lot/Block</b> / <b>Parcel Size</b> 4.7 - Acres<br><b>Sec/Twn/Rng</b> 2 / 20 / 15 / 1<br><b>Neighborhood</b> 2015 - UNPLATTED<br><b>School District</b> S008 - VERDIGRIS SCHOOLS |                         |                           |                  |                  | <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0309\IMG_0042. 3/9/2022</p>  |                           |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Legal Description</b> Lat/Long: 36.24845771 -95.68234401  |                         |                           |                  |                  |   |                           |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| E2 NE LOT 3 LESS HWY   |                         |                           |                  |                  | <b>Building Permits</b> <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           |   |                           |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
|  |                         |                           |                  |                  |   |                           |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Exemptions</b>  |                         |                           |                  |                  | <b>Sale History</b>   |                           |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Code</b>  | <b>Type</b>             | <b>Active</b>             | <b>Maximum</b>   | <b>Exemption</b> | <b>Bk/Pg</b>  | <b>Grantor</b>            | <b>Date</b>          | <b>Price</b>         | <b>Code</b>        |        |             |        |        |        |  |  |  |  |  |
| H  | Homestead               | Yes                       | 1,000            | 1,000            | 2623/128  | CHUPP, ANN TRUST          | 04/04/2017           | 90,000               | YES                |        |             |        |        |        |  |  |  |  |  |
|  |                         |                           |                  |                  | 2457/145  | CHUPP, WILLIAM M SR & ANN | 02/19/2015           | 42,500               | 4                  |        |             |        |        |        |  |  |  |  |  |
|  |                         |                           |                  |                  | 968/301   | KREPPS, DORA C TRUSTEE    | 09/16/1994           | 34,000               | Yes                |        |             |        |        |        |  |  |  |  |  |
|  |                         |                           |                  |                  | 895/71  | KREPPS, DORA C TRUSTEE    | 09/25/1992           | 0                    | No                 |        |             |        |        |        |  |  |  |  |  |
| <b>Parcel Valuation</b>  |                         |                           |                  |                  |   |                           |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Source</b>  | <b>REAL</b>             |                           | <b>Fair Cash</b> | <b>Capped</b>    | <b>Asmnt Level</b>  | <b>Assessed</b>           | <b>Levy Rate</b>     | 104.132              | <b>Current Tax</b> |        |             |        |        |        |  |  |  |  |  |
| Remove Cap   | 2018                    | <b>Land Value</b>         | 69,407           | 53,374           | 11%   | 5,871                     | <b>Assessed</b>      | 10,084               | 1,050.07           |        |             |        |        |        |  |  |  |  |  |
| Year Frozen  | 2018                    | <b>Improvements</b>       | 49,798           | 38,295           |   | 4,213                     | <b>Penalty</b>       | 0                    |                    |        |             |        |        |        |  |  |  |  |  |
| Uncapped Value   | 0                       | <b>Mobile Home</b>        | 0                | 0                |   | 0                         | <b>Exemption</b>     | 1,000                | -87.00             |        |             |        |        |        |  |  |  |  |  |
| TIF Project ID   | 0                       | <b>Total Value</b>        | 119,205          | 91,669           |   | 10,084                    | <b>Total Taxable</b> | 9,084                | 963.00             |        |             |        |        |        |  |  |  |  |  |
| <b>Assessment History</b>  |                         |                           |                  |                  |   |                           |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Tax Year</b>  | <b>Statement Number</b> | <b>Billed Owner</b>       |                  |                  | <b>Tax Area</b>   | <b>Total Value</b>        | <b>Exemptions</b>    | <b>Taxable Value</b> | <b>Billed Tax</b>  |        |             |        |        |        |  |  |  |  |  |
| 2025   | 2025-660001130          | CULBERT, HUBERT STEVE     |                  |                  | 4   | 132,250                   | 1000                 | 9,083                | 963.00             |        |             |        |        |        |  |  |  |  |  |
| 2024   | 2024-660001130          | CULBERT, HUBERT STEVE     |                  |                  | 4   | 135,140                   | 1000                 | 9,084                | 881.00             |        |             |        |        |        |  |  |  |  |  |
| 2023   | 2023-660001130          | CULBERT, HUBERT STEVE     |                  |                  | 4   | 105,414                   | 1000                 | 9,084                | 868.00             |        |             |        |        |        |  |  |  |  |  |
| 2022   | 2022-660001130          | CULBERT, HUBERT STEVE     |                  |                  | 4   | 105,165                   | 1000                 | 9,084                | 883.00             |        |             |        |        |        |  |  |  |  |  |
| 2021   | 2021-660001130          | CULBERT, HUBERT STEVE     |                  |                  | 4   | 100,435                   | 1000                 | 9,084                | 861.00             |        |             |        |        |        |  |  |  |  |  |
| 2020   | 2020-660001130          | CULBERT, HUBERT STEVE     |                  |                  | 4   | 99,524                    | 1000                 | 9,084                | 862.00             |        |             |        |        |        |  |  |  |  |  |
| 2019   | 2019-660001130          | CULBERT, HUBERT STEVE     |                  |                  | 4   | 92,028                    | 1000                 | 9,083                | 876.00             |        |             |        |        |        |  |  |  |  |  |
| 2018   | 2018-660001130          | CULBERT, HUBERT STEVE     |                  |                  | 4   | 91,669                    | 1000                 | 9,084                | 876.00             |        |             |        |        |        |  |  |  |  |  |
| 2017   | 2017-660001130          | CULBERT, HUBERT STEVE     |                  |                  | 4   | 72,508                    | 0                    | 7,681                | 734.00             |        |             |        |        |        |  |  |  |  |  |
| 2016   | 2016-660001130          | CHUPP, ANN TRUSTEE        |                  |                  | 4   | 71,773                    | 0                    | 7,315                | 701.00             |        |             |        |        |        |  |  |  |  |  |
| 2015   | 2015-660001130          | CHUPP, ANN TRUSTEE        |                  |                  | 4   | 71,304                    | 0                    | 6,967                | 673.00             |        |             |        |        |        |  |  |  |  |  |
| 2014   | 2014-660001130          | CHUPP, WILLIAM M SR & ANN |                  |                  | 4   | 71,661                    | 0                    | 6,636                | 606.00             |        |             |        |        |        |  |  |  |  |  |
| 2013   | 2013-660001130          | CHUPP, WILLIAM M SR & ANN |                  |                  | 4   | 71,152                    | 0                    | 6,319                | 598.00             |        |             |        |        |        |  |  |  |  |  |



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| Lot Data        |                    | Square-Foot - NBHD 2015 #1 |
|-----------------|--------------------|----------------------------|
| Lot Size        |                    |                            |
| Lot Count       |                    |                            |
| Units Buildable | 1                  |                            |
| Non-Ag Acres    | 4.4735             |                            |
| Topography      |                    |                            |
| Street Access   |                    |                            |
| Utilities       |                    |                            |
| Amenities       | LAND QUALITY       | 0                          |
|                 | FLOOD ZONE         | 0                          |
| Method          | Square-Foot        |                            |
| Base Lot Value  | 194,864.00 x .36 = | 69,407                     |
| Factor Value    |                    |                            |
| Adjustments     | 1.0000             |                            |
| Lot Value       |                    | 69,407                     |



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| Residential Data |   |
|------------------|---|
| Type             | 1 Single Family Residence                         |
| Condition        | 3 - Average                                       |
| Quality          | 2 - Fair  |
| Architecture     | TRAD TRADITIONAL                                  |
| Style            | 100% One Story                                    |
| Exterior Wall    | 100% Frame, Siding, Wood                          |
| Base/Total Area  | 936 / 936   |
| Style            | 100% One Story                                    |
| HVAC             | 100% Wall Furnace 1 Wall Air Conditioners (Count) |
| Roof Cover       | 4 Metal, Preformed                                |
| Area on Slab     | 0   |
| Fixture/RghIn    | 4 /   |
| Bed/F/H Bath     | 2 / 1.0 /   |
| Basement Area    |   |
| Garage Type      |   |
| Remodel          |   |
| Year/Eff Age     | 1945 / 61   |

| GRM Approach    |      |
|-----------------|------|
| GRM Code        |      |
| Gross Rent      | 0.00 |
| Indicated Value |      |

| Multiple Regression |                       |
|---------------------|-----------------------|
| MRA Code            | 1 Test                |
| Adusted R           | 0.8445                |
| Indicated Value     | 59,645 63.72 Per SqFt |

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

| Cost Approach |           | Manual : 01/2025    |           |
|---------------|-----------|---------------------|-----------|
| Base Cost     | 99.60     | Total Misc Impr     | + 717     |
| Roofing Adj   | + 5.27    | Garage Cost         | +         |
| Subfloor Adj  | + 2.63    | Total RCN           | = 107,056 |
| Heat/Cool Adj | + 0.76    | Depreciation ( 68%) | - 72,798  |
| Plumbing Adj  | + 5.35    | Lump Sums           | + 0       |
| Basement Adj  | + 0.00    | RCNLD               | = 34,258  |
| Adj Base Cost | = 113.61  | Lot Value           | + 69,407  |
| Total Area    | x 936     | Indicated Value     | = 103,665 |
| Adjusted Cost | = 106,339 | Value Per SqFt      | 110.75    |

| Value Reconciliation |                                     |
|----------------------|-------------------------------------|
| Selected Approach    | Cost Approach                       |
| Improvements         | 34,258                              |
| Lot Value            | 69,407                              |
| Indicated Value      | 103,665 110.75 Per SqFt             |
| Agland Value         |                                     |
| Site Improvements    | 15,540                              |
| Total Value          | 119,205 127.36 Total Value Per SqFt |

| Miscellaneous Improvements |                 |           |      |      |       |           |      |       |
|----------------------------|-----------------|-----------|------|------|-------|-----------|------|-------|
| Code                       | Description     | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PATC                       | Patio - Covered | 2969      | 10x4 |      | 40    | 17.92     |      | 717   |



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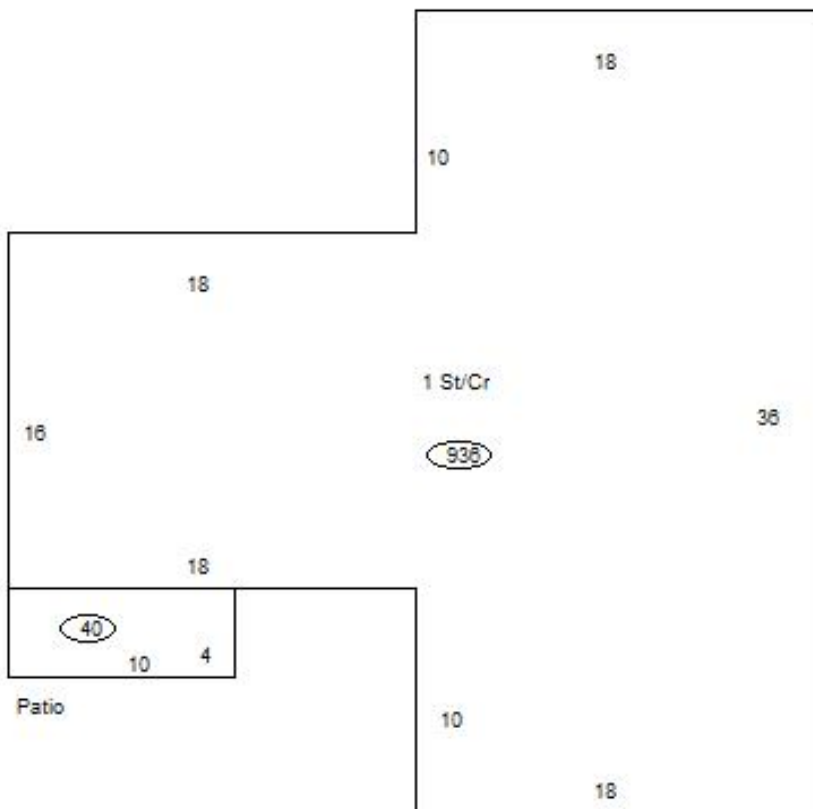
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### Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1                          | R    | 1    | Crawl      | 10    | 1 St/Cr       | 936       | 1.000      | 936        |
| 2                          | M    | PATC |            | 10    | Patio         | 40        | 1.000      | 40         |
| <b>Total Building Area</b> |      |      |            |       |               | 936       |            | 936        |



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### Outbuildings/Site Improvements

| Building Image           | Code                       | Description           | Dimensions | Floor                          | Roofing      | Total Units |
|--------------------------|----------------------------|-----------------------|------------|--------------------------------|--------------|-------------|
| BNGP                     | Barn - General Purpose     | 30x15x10              | Concrete   | Formed Metal                   | 450          |             |
| Qual                     | 3                          | Cond 3                | Year 2010  | Eff Age 12                     |              |             |
| <b>Valuation Summary</b> |                            | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (25% Phys/ % Func)</b> | <b>RCNLD</b> |             |
| Base Cost (27.55 x 450)  |                            | 12,398                | 12,398     | 3,100                          | 9,298        |             |
| LOAF                     | Loafing Shed               | 13x25x8               | Dirt       | Formed Metal                   | 325          |             |
| Qual                     | 3                          | Cond 3                | Year 2009  | Eff Age 13                     |              |             |
| <b>Valuation Summary</b> |                            | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (47% Phys/ % Func)</b> | <b>RCNLD</b> |             |
| Base Cost (7.12 x 325)   |                            | 2,314                 | 2,314      | 1,088                          | 1,226        |             |
| LOAF                     | Loafing Shed               | 16x22x0               | Dirt       | Formed Metal                   | 352          |             |
| Qual                     | 3                          | Cond 3                | Year 2008  | Eff Age 14                     |              |             |
| <b>Valuation Summary</b> |                            | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (49% Phys/ % Func)</b> | <b>RCNLD</b> |             |
| Base Cost (7.12 x 352)   |                            | 2,506                 | 2,506      | 1,228                          | 1,278        |             |
| CPRV                     | Carport - RV               | 14x24x10              | Dirt       | Formed Metal                   | 336          |             |
| Qual                     | 3                          | Cond 3                | Year 2005  | Eff Age 16                     |              |             |
| <b>Valuation Summary</b> |                            | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (60% Phys/ % Func)</b> | <b>RCNLD</b> |             |
| Base Cost (7.96 x 336)   |                            | 2,675                 | 2,675      | 1,605                          | 1,070        |             |
| CPRV                     | Carport - RV               | 14x20x10              | Dirt       | Formed Metal                   | 280          |             |
| Qual                     | 3                          | Cond 3                | Year 2005  | Eff Age 16                     |              |             |
| <b>Valuation Summary</b> |                            | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (60% Phys/ % Func)</b> | <b>RCNLD</b> |             |
| Base Cost (7.96 x 280)   |                            | 2,229                 | 2,229      | 1,337                          | 892          |             |
| PCPT                     | Carport - Portable         | 18x20x7               | Dirt       | Formed Metal                   | 360          |             |
| Qual                     | 3                          | Cond 3                | Year 2000  | Eff Age 20                     |              |             |
| <b>Valuation Summary</b> |                            | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (79% Phys/ % Func)</b> | <b>RCNLD</b> |             |
| Base Cost (4.38 x 360)   |                            | 1,577                 | 1,577      | 1,246                          | 331          |             |
| SHIP                     | Shipping/Storage Container | 12x40x0               |            |                                | 480          |             |
| Qual                     | 3                          | Cond 3                | Year 2000  | Eff Age 20                     |              |             |
| <b>Valuation Summary</b> |                            | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (79% Phys/ % Func)</b> | <b>RCNLD</b> |             |
| Base Cost (6.25 x 480)   |                            | 3,000                 | 3,000      | 2,370                          | 630          |             |



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### Outbuildings/Site Improvements

| Building Image | Code   | Description       | Dimensions | Floor    | Roofing      | Total Units |
|----------------|--------|-------------------|------------|----------|--------------|-------------|
|                | SHDS   | Shed - Small WOOD | 12x20x8    | Concrete | Formed Metal | 240         |
|                | Qual 2 | Cond 4            | Year 1950  | Eff Age  | 46           |             |

| Valuation Summary       | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
|-------------------------|----------------|-----|-------------------------|-------|
| Base Cost (16.98 x 240) | 4,075          |     | 4,075                   | 3,260 |
|                         |                |     |                         | 815   |