



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:11:55  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001968 <b>Parcel ID</b> 000000-00-0-00066-002-0004 <b>Cadastral ID</b> 03-20-15-03970 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 169734 CULVER, ALTON R &  KIMBERLY K 25877 S BRANDON TERR DR CLAREMORE OK 74019-0000					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-18\IMG_00' 10/20/2021</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 25877 S BRANDON TERRACE DR <b>Subdivision</b> BRANDON TERRACE <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 5 <b>Neighborhood</b> 1046 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.23638615 -95.69567344 LOT 4 BLOCK 2 BRANDON TERRACE					<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																																																																																																											
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Date 04/17/2026  
Time 02:11:55  
Page 2

Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0455 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 45,542.00 x .73 = 33,364 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 33,364		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	75% Veneer, Masonry 25% Frame, Siding, Wood
<b>Base/Total Area</b>	2,375 / 2,375
<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>	2,375
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	700 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1990 / 27

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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>	254,550	107.18	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	297,280		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	95.38	<b>Total Misc Impr</b>	+ 20,607				
<b>Roofing Adj</b>	+ 4.12	<b>Garage Cost</b>	+ 22,610				
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	= 321,923				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 36%)</b>	- 115,892				
<b>Plumbing Adj</b>	+ 7.47	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 206,031				
<b>Adj Base Cost</b>	= 117.35	<b>Lot Value</b>	+ 33,364				
<b>Total Area</b>	x 2,375	<b>Indicated Value</b>	= 239,395				
<b>Adjusted Cost</b>	= 278,706	<b>Value Per SqFt</b>	100.80				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	206,031		
<b>Lot Value</b>	33,364		
<b>Indicated Value</b>	239,395	100.80	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	9,489		
<b>Total Value</b>	248,884	104.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5205	618		618	22.49		13,899
PRCH	SLAB PORCH - COVERED	118825	24x12		288	23.29		6,708



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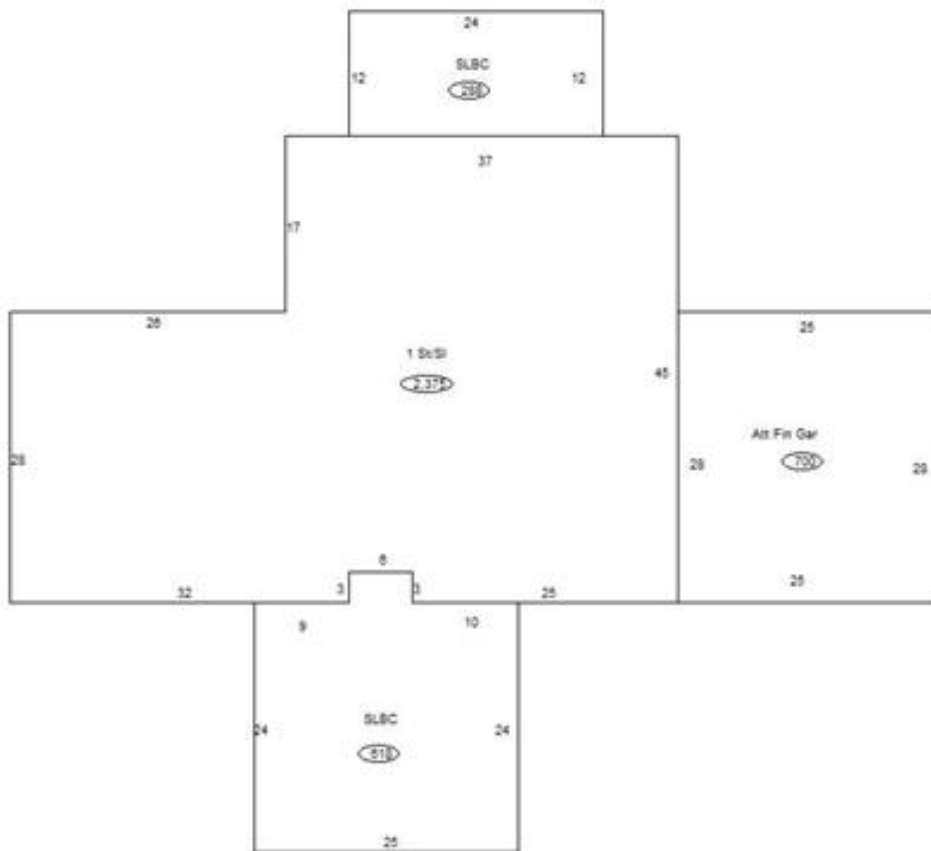
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Date 04/17/2026  
 Time 02:11:55  
 Page 3

Sketch Image

660001968



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,375	1.000	2,375
2	G	5		13	Att Fin Gar	700	1.000	700
3	M	PRCH		13	SLBC	618	1.000	618
4	M	PRCH		13	SLBC	288	1.000	288
<b>Total Building Area</b>						<b>2,375</b>		<b>2,375</b>



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 Time 02:11:56  
 Page 4

660001968

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		530
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1990	<b>Eff Age</b> 27		

Valuation Summary		Modifier Total	RCN	Depr (73% Phys/ % Func)	RCNLD
Base Cost (51.36 x 530)	27,221		27,221	19,871	7,350

	SHDS	Shed - Small	23x12x8	Plank	Composition Shingle	276
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1990	<b>Eff Age</b> 27		

Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
Base Cost (21.68 x 276)	5,984		5,984	4,249	1,735

	LNT0	Lean To - Attached	10x23x6	Dirt	Formed Metal	230
	<b>Qual</b> 2	<b>Cond</b> 2	<b>Year</b> 1990	<b>Eff Age</b> 36		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (8.79 x 230)	2,022		2,022	1,618	404