



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	660002051								
Parcel ID	20N15E-03-1-00000-000-0000								
Cadastral ID	03-20-15-04810								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	328306								
CULVER, TRAVIS E & TAMMY M									
7788 E 534 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	07788 E 534 RD								
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	3 / 20 / 15 / 1								
Neighborhood 2015 - UNPLATTED									
School District S008 - VERDIGRIS SCHOOLS									
Legal Description Lat/Long: 36.24308305 -95.69574108									
Building Permits									
E2 SE SW NE									
Number	Description	Opened	Closed	Amount					
R24 074	NEW DTCH ACC BLDG 14X28	04/2024	08/2024	6,000					
R21	R22- LOOKS LIKE BUILDING A PAD	01/2021	01/2022						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	CONE, LARRY WAYNE &	07/29/2019	108,500	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2020	Land Value	72,442	72,442	11%	7,969	Assessed	48,852	5,087.05
Year Frozen	0	Improvements	374,798	371,661		40,883	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	447,240	444,103		48,852	Total Taxable	48,852	5,087.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002051	CULVER, TRAVIS E &	4	431,914	0	46,525	4,845.00		
2024	2024-660002051	CULVER, TRAVIS E &	4	422,002	0	41,577	3,985.00		
2023	2023-660002051	CULVER, TRAVIS E &	4	359,972	0	39,597	3,738.00		
2022	2022-660002051	CULVER, TRAVIS E &	4	362,982	0	39,928	3,837.00		
2021	2021-660002051	CULVER, TRAVIS E &	4	103,718	0	11,409	1,068.00		
2020	2020-660002051	CULVER, TRAVIS E &	4	102,992	0	11,329	1,063.00		
2019	2019-660002051	CULVER, TRAVIS E &	4	94,399	0	10,384	989.00		
2018	2018-660002051	CONE, LARRY WAYNE &	4	92,571	0	10,183	971.00		
2017	2017-660002051	CONE, LARRY WAYNE &	4	92,190	0	10,141	968.00		
2016	2016-660002051	CONE, LARRY WAYNE &	4	90,921	0	10,001	958.00		
2015	2015-660002051	CONE, LARRY WAYNE &	4	92,638	0	10,162	982.00		
2014	2014-660002051	CONE, LARRY WAYNE &	4	93,024	0	9,679	885.00		
2013	2013-660002051	CONE, LARRY WAYNE &	4	90,936	0	9,218	873.00		



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 4.7522 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 207,005.00 x .35 = 72,442 Factor Value Adjustments 1.0000 Lot Value 72,442		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,520 / 2,520
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,520
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,200 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 5

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 414,576 164.51 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	94.19	Total Misc Impr	+ 24,953	Roofing Adj	+ 4.18	Garage Cost	+ 44,808
Subfloor Adj	+ -1.97	Total RCN	= 356,058	Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 17,803
Plumbing Adj	+ 4.57	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 338,255
Adj Base Cost	= 113.61	Lot Value	+ 72,442	Total Area	x 2,520	Indicated Value	= 410,697
		Value Per SqFt	162.98	Adjusted Cost	= 286,297		

Value Reconciliation
Selected Approach Cost Approach Improvements 338,255 Lot Value 72,442 Indicated Value 410,697 162.98 Per SqFt Agland Value Site Improvements 36,543 Total Value 447,240 177.48 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153074	73x10		730	24.95		18,214
PRCH	Slab Porch - Covered	153075	43x6		258	26.12		6,739



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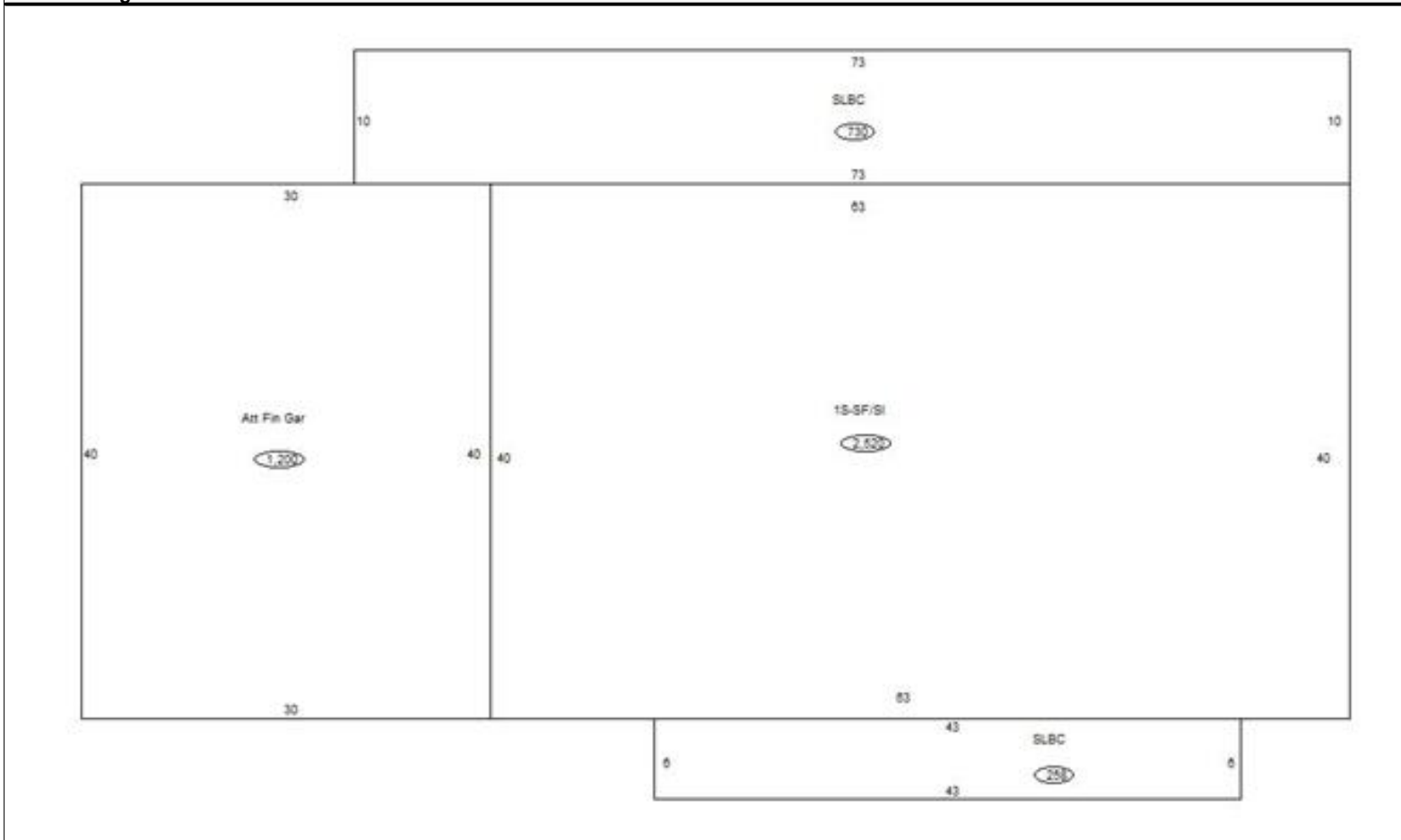
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,520	1.000	2,520
2	G	5		10	Att Fin Gar	1,200	1.000	1,200
3	M	PRCH		10	SLBC	730	1.000	730
4	M	PRCH		10	SLBC	258	1.000	258
Total Building Area						2,520		2,520



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		30x40x10	Concrete	Formed Metal	1,200
Qual	3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (30.80 x 1,200)	36,960		36,960	1,109	35,851

LOAF	Loafing Shed		12x10x6	Dirt	Formed Metal	120
Qual	3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (7.12 x 120)	854		854	162	692