




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 01:52:28  
 Page 1

Assessment Data					Primary Image									
Account	660002107				 <p>\\tsclient\C\Users\rln\Pictures\2017-05-01 05-01-17\05-01-17 013.J 5/1/2017</p>									
Parcel ID	000000-00-0-00669-001-0006													
Cadastral ID	03-20-15-05360													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	3											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	261282													
MCCULLIN, LAVINA COLETTE														
25855 S RIDGEVIEW RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25855 S RIDGEVIEW RD													
Subdivision	RIDGEVIEW ACRES													
Lot/Block	0006 / 0001	Parcel Size	2 - Lots											
Sec/Twn/Rng	3 / 20 / 15 / 5													
Neighborhood	1046 - R-V03-SW VERDIGRIS													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.23700180 -95.70073858														
LOTS 5 & 6 BLOCK 1 RIDGEVIEW ACRES														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	MCCULLIN, ALBERT W & STEPHENS, ROBERT C	05/09/2019	0	WB										
995/671		07/14/1995	110,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	0	Land Value	52,325	52,325	11%	5,756	Assessed	10,348						
Year Frozen	0	Improvements	41,743	41,743		4,592	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	94,068	94,068		10,348	Total Taxable	9,348						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002107	MCCULLIN, LAVINA COLETTE	4	139,244	1000	14,317	1,507.00							
2024	2024-660002107	MCCULLIN, LAVINA COLETTE	4	209,385	1000	17,937	1,730.00							
2023	2023-660002107	MCCULLIN, LAVINA COLETTE	4	167,143	1000	17,386	1,651.00							
2022	2022-660002107	MCCULLIN, LAVINA COLETTE	4	165,718	1000	17,229	1,666.00							
2021	2021-660002107	MCCULLIN, LAVINA COLETTE	4	164,447	1000	17,089	1,609.00							
2020	2020-660002107	MCCULLIN, LAVINA COLETTE	4	164,421	1000	17,086	1,612.00							
2019	2019-660002107	MCCULLIN, LAVINA COLETTE	4	164,343	1000	17,078	1,637.00							
2018	2018-660002107	MCCULLIN, ALBERT W &	4	164,421	1000	17,086	1,638.00							
2017	2017-660002107	MCCULLIN, ALBERT W &	4	161,266	1000	16,739	1,610.00							
2016	2016-660002107	MCCULLIN, ALBERT W &	4	161,266	1000	16,739	1,615.00							
2015	2015-660002107	MCCULLIN, ALBERT W &	4	161,145	1000	16,726	1,626.00							
2014	2014-660002107	MCCULLIN, ALBERT W &	4	161,266	1000	16,739	1,540.00							
2013	2013-660002107	MCCULLIN, ALBERT W &	4	161,703	1000	16,313	1,554.00							



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 01:52:28  
 Page 2

Lot Data		Square-Foot - NBHD 1046 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.4048		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	104,754.00 x .50 = 52,325		
Factor Value			
Adjustments	1.0000		
Lot Value	52,325		



\\tsclient\C\Users\rln\Pictures\2017-05-01 05-01-17\05-01-17 013.J 5/1/2017

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Frame, Siding, Vinyl 80% Frame, Siding, Woc
Base/Total Area	1,623 / 3,051
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,623
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 81

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	256,624	84.11	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	36,500		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	77.65	Total Misc Impr	+ 11,876				
Roofing Adj	+ 2.37	Garage Cost	+ 13,373				
Subfloor Adj	+ -0.61	Total RCN	= 315,369				
Heat/Cool Adj	+ 11.47	Depreciation ( 90%)	- 283,832				
Plumbing Adj	+ 4.21	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 31,537				
Adj Base Cost	= 95.09	Lot Value	+ 52,325				
Total Area	x 3,051	Indicated Value	= 83,862				
Adjusted Cost	= 290,120	Value Per SqFt	27.49				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	31,537		
Lot Value	52,325		
Indicated Value	83,862	27.49	Per SqFt
Agland Value			
Site Improvements	10,206		
Total Value	94,068	30.83	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	5737		17x9	153	23.75		3,634
PRCH	SLAB PORCH - COVERED	5738		132	132	23.83		3,146



# Rogers

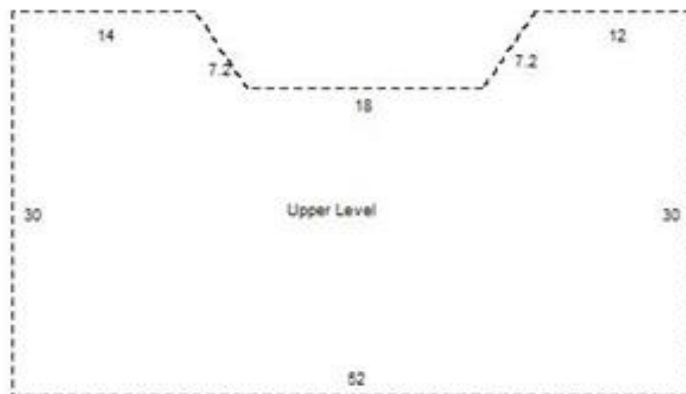
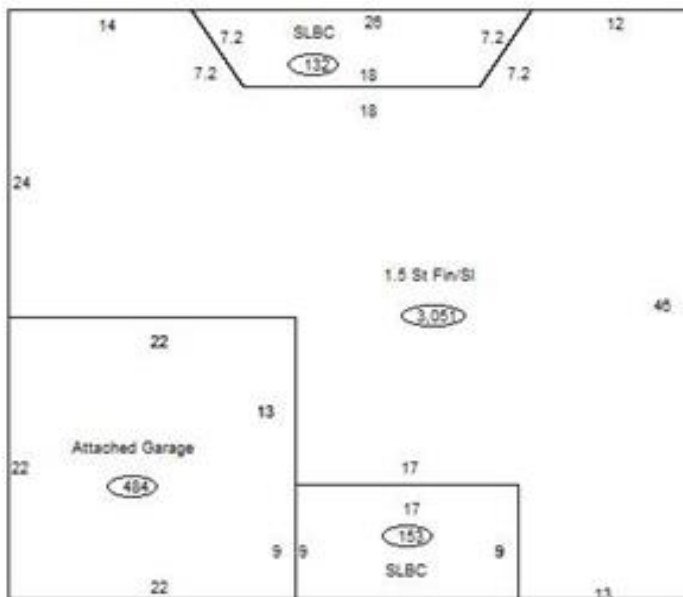
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 01:52:28  
 Page 3

### Sketch Image

660002107



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,623	1.880	3,051
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	153	1.000	153
4	M	PRCH		13	SLBC	132	1.000	132
5	U	^UL	Overhang	13	Upper Level	1,428	1.000	1,428
<b>Total Building Area</b>						1,623		3,051



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

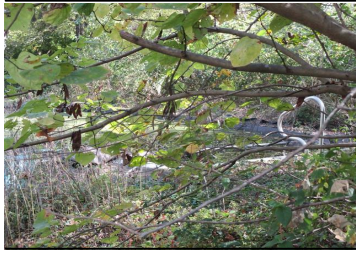
Date 04/17/2026  
Time 01:52:28  
Page 4

660002107

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	35x20x16	Concrete	Formed Metal	700
	Qual 2	Cond 3	Year 1990	Eff Age 27		

Valuation Summary	Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (32.40 x 700) 22,680		22,680	12,474	10,206



SV	SWIM VINYL	0x0x0			1
Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ 100% Func)	RCNLD
Base Cost (25,000.00 x 1) 25,000		25,000	25,000	