




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 03:31:09
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Assessment Data					Primary Image																																																																																																																				
Account 660004840 Parcel ID 20N16E-06-3-00000-000-0000 Cadastral ID 06-20-16-01300 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 289075 FULTZ, SANDRA K REVOCABLE TRUST 10255 540 RD CLAREMORE OK 74019-0000 Parcel Location Situs 10255 E 540 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 6 / 20 / 16 / 3 Neighborhood 2016 - UNPLATTED LAND School District S008 - VERDIGRIS SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-15\IM\ 10/15/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.23725778 -95.64978625 W 330', S 330' NW SE SW																																																																																																																									
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Lot Data		Square-Foot - UNPLATTED LAND (ACRES)		Primary Image					
Lot Size						D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-15\IM 10/15/2021			
Lot Count									
Units Buildable	11255								
Non-Ag Acres	2.7171								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY							0	
								0	
Method	Square-Foot								
Base Lot Value	118,359.00 x .46 = 54,181								
Factor Value									
Adjustments	1.0000								
Lot Value	54,181								
Residential Data				GRM Approach					
Type	1 Single Family Residence			GRM Code					
Condition	1.5 - Low			Gross Rent	0.00				
Quality	2.5 - Fair			Indicated Value					
Architecture	TRAD TRADITIONAL			Multiple Regression					
Style	100% 1 1/2 Story Finished			MRA Code	1 Test				
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Wood			Adusted R	0.8445				
Base/Total Area	1,196 / 1,794			Indicated Value	223,030	124.32	Per SqFt		
Style	100% 1 1/2 Story Finished			Direct Comparables					
HVAC	100% Warmed & Cooled Air			Selection Model	1 Res				
Roof Cover	1 Composition Shingle			Adjustment Model	A2 AO Test				
Area on Slab	1,196			Comparables					
Fixture/RghIn	8 /			Indicated Value					
Bed/F/H Bath	3 / 2.0 /			Value Reconciliation					
Basement Area				Selected Approach	Cost Approach				
Garage Type	884 Attached Garage - Finished 2 Stalls			Improvements	95,218				
Remodel				Lot Value	54,181				
Year/Eff Age	1986 / 48			Indicated Value	149,399	83.28	Per SqFt		
Cost Approach		Manual : 01/2025		Agland Value					
Base Cost	82.60	Total Misc Impr	+	0	Site Improvements	1,347			
Roofing Adj	+ 2.98	Garage Cost	+	28,429	Total Value	150,746	84.03 Total Value Per SqFt		
Subfloor Adj	+ -0.77	Total RCN	=	211,596					
Heat/Cool Adj	+ 11.47	Depreciation (55%)	-	116,378					
Plumbing Adj	+ 5.82	Lump Sums	+	0					
Basement Adj	+ 0.00	RCNLD	=	95,218					
Adj Base Cost	= 102.10	Lot Value	+	54,181					
Total Area	x 1,794	Indicated Value	=	149,399					
Adjusted Cost	= 183,167	Value Per SqFt		83.28					
Miscellaneous Improvements				Size	Year	Units	Unit Cost	Depr	Value
Code	Description	Sketch ID							



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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	5	Slab	10	1.5 St Fin/Sl	1,196	1.500	1,794
2	G	5	Slab	10	Att Fin Gar	884	1.000	884
Total Building Area						1,196		1,794



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x5	Plank	Composition Shingle	96
	Qual	3.5	Cond 3	Year 2005	Eff Age 16	

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (29.23 x 96)	2,806		2,806	1,459
				1,347