



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:00:20
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005479 Parcel ID 000000-00-0-00708-005-0008 Cadastral ID 06-21-15-07140 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 319055 CULBERTSON, MICHAEL W 4697 E 475 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04697 E 475 RD Subdivision ROLLING MEADOWS PARK Lot/Block 0008 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32973415 -95.74528626 LOT 8 BLOCK 5 ROLLING MEADOWS PARK																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>R18 000264</td> <td>R19- 30X50 SQ FT DTCH ACC BLDG</td> <td>09/2018</td> <td>10/2018</td> <td>20,565</td> </tr> <tr> <td>R11</td> <td>R11 DIFFERENT MH MOVING IN</td> <td>08/2009</td> <td>07/2010</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000264	R19- 30X50 SQ FT DTCH ACC BLDG	09/2018	10/2018	20,565	R11	R11 DIFFERENT MH MOVING IN	08/2009	07/2010																																																																																								
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Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable	98312		
Non-Ag Acres	2.3313		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	101,553.00 x .76 = 77,660		
Factor Value			
Adjustments	1.0000		
Lot Value	77,660		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	77,660
Indicated Value	77,660
Agland Value	0.00 Per SqFt
Site Improvements	56,897
Total Value	134,557 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 77,660
Total Area	x	Indicated Value	= 77,660
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	64x30x0			1,920	
	Qual	2	Cond	Year	2018	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (28.61 x 1,920)		54,931		54,931		54,931
	LT	LEAN-TO	20x15x0			300	
	Qual		Cond	Year	2018	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 300)		876		876		876
	LF	LOAFING SHED	16x20x0			320	
	Qual	2	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 320)		1,363		1,363	273	1,090



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Lot Data	
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Lot Count	
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Non-Ag Acres	
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Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 80 x 16
Condition	4 - Good
Quality	4 - Good
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,280 / 1,280
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2005 / 13

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	41.72	Total Misc Impr	+	0			
Roofing Adj	+ 3.77	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	84,275			
Heat/Cool Adj	+ 4.72	Depreciation (43%)	-	36,238			
Plumbing Adj	+ 15.63	Lump Sums	+	9,789			
Basement Adj	+ 0.00	RCNLD	=	57,826			
Adj Base Cost	= 65.84	Lot Value	+				
Total Area	x 1,280	Indicated Value	=	57,826			
Adjusted Cost	= 84,275	Value Per SqFt		45.18			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	57,826		
Lot Value			
Indicated Value	57,826	45.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	57,826	45.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	153498	14x8		112	58.07		6,504
WODO	Wood Deck - Open	153499	12x8		96	34.22		3,285

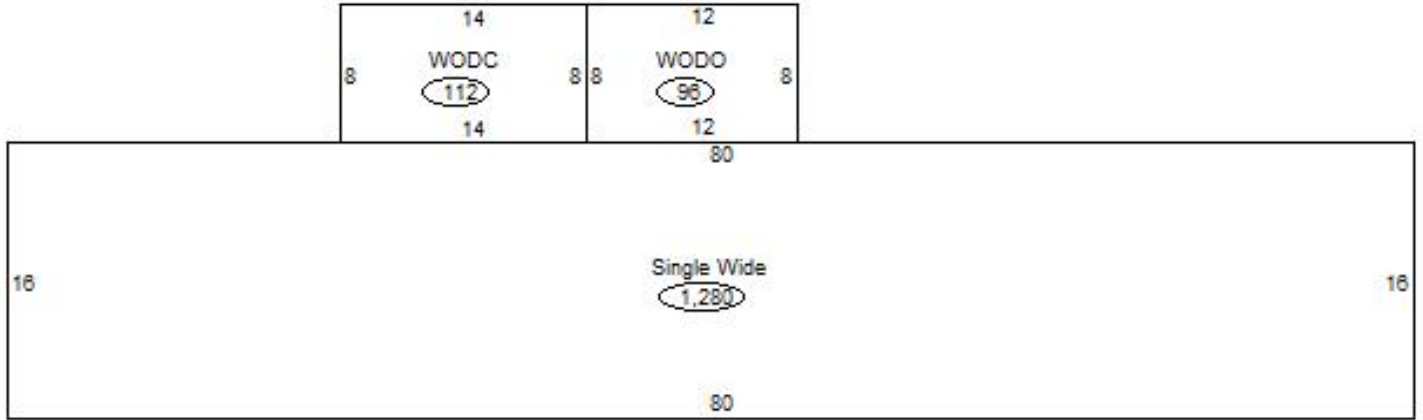


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		13	Single Wide	1,280	1.000	1,280
2	M	WODC		13	WODC	112	1.000	112
3	M	WODO		13	WODO	96	1.000	96
Total Building Area						1,280		1,280