



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:13:52
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Assessment Data					Primary Image									
Account	660010083				<p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-4-21\IMG_4/22/2021</p>									
Parcel ID	21N17E-09-3-00000-000-0000													
Cadastral ID	09-21-17-01400													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 3												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	324319													
CULVER, ROBERTA E														
20588 S 4215 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	20588 S 4215 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.711 - Acres											
Sec/Twn/Rng	9 / 21 / 17 / 3													
Neighborhood	2117 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.31320321 -95.49873659														
E 266' OF S 280' OF NE/4 NE/4 SW/4.														
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	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		2705/427	PAYNE, JANICE	04/20/2018	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	0	Land Value	383	383	11%	42	Assessed	1,367	134.40					
Year Frozen	0	Improvements	21,339	12,046		1,325	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	21,722	12,429		1,367	Total Taxable	367	46.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660010083	CULVER, ROBERTA E	94	19,208	1000	327	42.00							
2024	2024-660010083	CULVER, ROBERTA E	94	23,244	1000	289	47.00							
2023	2023-660010083	CULVER, ROBERTA E	94	19,121	1000	251	43.00							
2022	2022-660010083	CULVER, ROBERTA E	94	11,044	1000	215	39.00							
2021	2021-660010083	CULVER, ROBERTA E	94	15,907	1000	266	43.00							
2020	2020-660010083	CULVER, ROBERTA E	94	15,613	1000	229	37.00							
2019	2019-660010083	CULVER, ROBERTA E	94	14,737	1000	193	33.00							
2018	2018-660010083	CULVER, ROBERTA E	94	14,868	1000	158	29.00							
2017	2017-660010083	PAYNE, JANICE	94	14,731	1000	125	26.00							
2016	2016-660010083	PAYNE, JANICE	94	13,815	73		1.00							
2015	2015-660010083	PAYNE, JANICE	94	14,239	71		1.00							
2014	2014-660010083	PAYNE, JANICE	94	14,369	69		1.00							
2013	2013-660010083	PAYNE, JANICE	94	607	67		1.00							



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-4-21\IMG_ 4/22/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	928 / 928
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1898 / 96

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	95.33	Total Misc Impr	+ 5,374				
Roofing Adj	+ 4.40	Garage Cost	+				
Subfloor Adj	+ 2.67	Total RCN	= 106,693				
Heat/Cool Adj	+ 1.59	Depreciation (80%)	- 85,354				
Plumbing Adj	+ 5.19	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 21,339				
Adj Base Cost	= 109.18	Lot Value	+				
Total Area	x 928	Indicated Value	= 21,339				
Adjusted Cost	= 101,319	Value Per SqFt	22.99				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,339		
Lot Value			
Indicated Value	21,339	22.99	Per SqFt
Agland Value	383		
Site Improvements			
Total Value	21,722	23.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	23642	8x8		64	53.55		3,427
PRCH	SLAB PORCH - COVERED	23643	16x6		96	20.28		1,947



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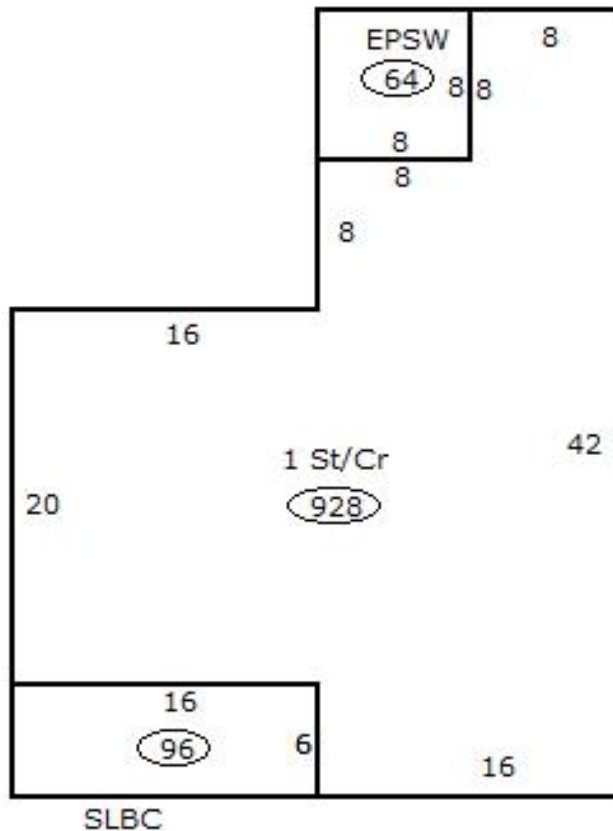
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	928	1.000	928
2	M	EPSW		13	EPSW	64	1.000	64
3	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						928		928



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN	Cond	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (11.51 x)					
	BARN BARN	Cond	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (11.51 x)					
	STF STG FAIR	Cond	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF STG FAIR	Cond	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF STG FAIR	Cond	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF STG FAIR	Cond	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	CP CARPORT DIRT	Cond	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					



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	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			1.711	224	224	383	383
IMP PST Totals						1.711			383	383
Total Agland						1.711			383	383