



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:31:31  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660010531 <b>Parcel ID</b> 000000-00-0-10295-005-0009 <b>Cadastral ID</b> 10-21-16-00790 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 321077 CULBREATH, MICHAEL KEITH & BRENDA JOYCE REVOCABLE TRUST  1013 N MILLER DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01013 N MILLER DR <b>Subdivision</b> OAKWOOD II <b>Lot/Block</b> 0009 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 16 / 5 <b>Neighborhood</b> 1182 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31473793 -95.58929150 LOT 9 BLOCK 5 OAKWOOD II																																																																																																																									
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Lot Data	Square-Foot - NBHD 1182 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3312	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	14,429.00 x 5.00 = 72,145	
Factor Value		
Adjustments	1.0000	
Lot Value	72,145	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,505 / 1,505
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,505
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-21\IMG\_005I 6/21/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	166,637	110.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	178,470		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.19	Total Misc Impr	+	8,798			
Roofing Adj	+ 4.41	Garage Cost	+	13,720			
Subfloor Adj	+ -1.15	Total RCN	=	215,579			
Heat/Cool Adj	+ 11.47	Depreciation ( 45%)	-	97,011			
Plumbing Adj	+ 9.36	Lump Sums	+	3,700			
Basement Adj	+ 0.00	RCNLD	=	122,268			
Adj Base Cost	= 128.28	Lot Value	+	72,145			
Total Area	x 1,505	Indicated Value	=	194,413			
Adjusted Cost	= 193,061	Value Per SqFt		129.18			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,268		
Lot Value	72,145		
Indicated Value	194,413	129.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	194,413	129.18	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	24691	26x6		156	23.73		3,702
WODO	WOOD DECK - OPEN	24692	32x12		384	16.06	40%	3,700



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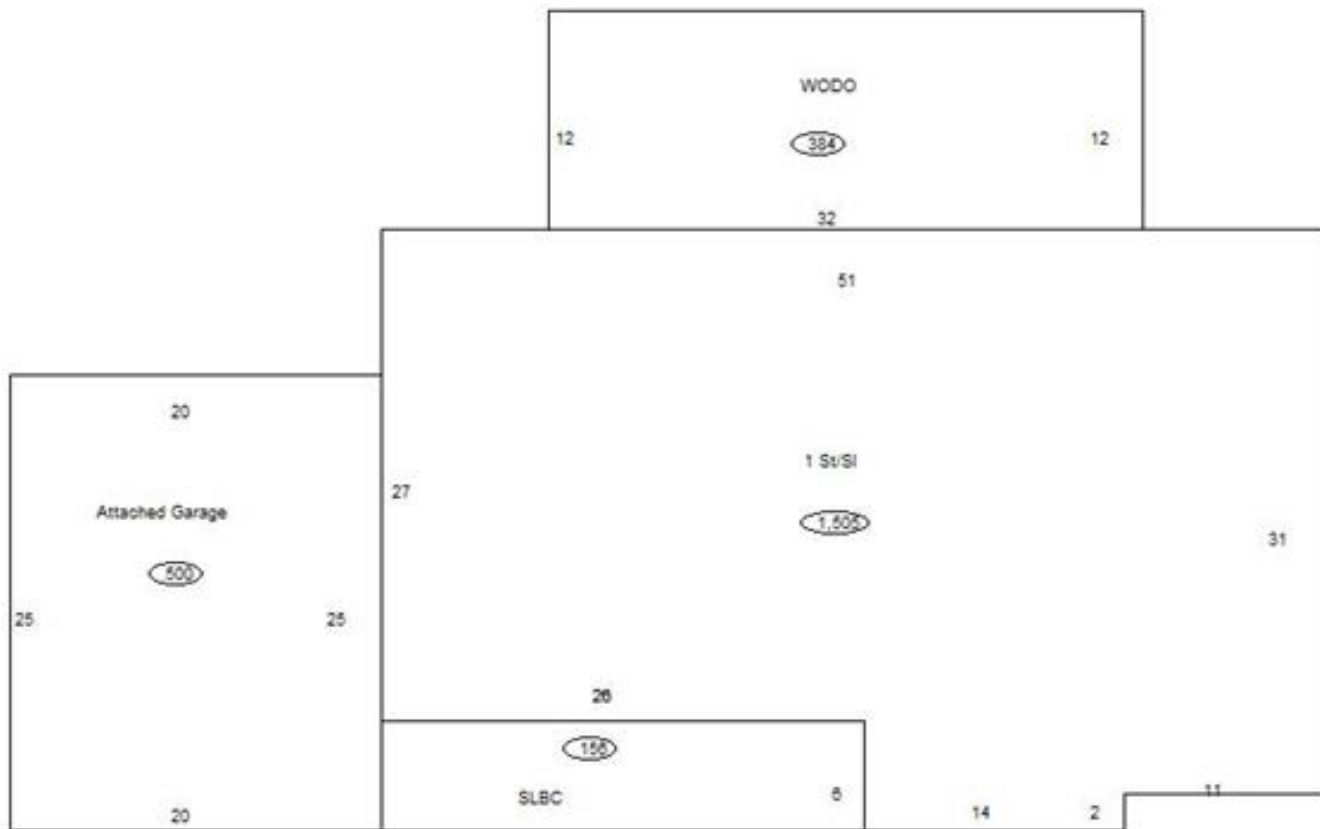
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### Sketch Image

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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	1 St/SI	1,505	1.000	1,505
2	G	1		10	Attached Garage	500	1.000	500
3	M	PRCH		10	SLBC	156	1.000	156
4	M	WODO		10	WODO	384	1.000	384
<b>Total Building Area</b>						<b>1,505</b>		<b>1,505</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				