



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:23:19
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Assessment Data					Primary Image																																																																																																																				
Account 660010821 Parcel ID 000000-00-0-10210-002-0009 Cadastral ID 10-21-16-06890 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 344299 CULBERT, REGINA & RANDA LEIBOVITZ 12441 W 57TH ST N SAND SPRINGS OK 74063-0000 Parcel Location Situs 01100 KANSAS Subdivision JEAN ANN Lot/Block 0009 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31574374 -95.59254098																																																																																																																									
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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.252 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 10,979.00 x 5.45 = 59,836 Factor Value Adjustments 1.0000 Lot Value 59,836		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 3 - Average Architecture R3 Res Nbhd 3 Style 100% 1 1/2 Story Finished Exterior Wall 80% Veneer, Masonry 20% Frame, Siding, Wood Base/Total Area 1,315 / 2,059 Style 100% 1 1/2 Story Finished HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn 8 / Bed/F/H Bath 4 / 2.0 / Basement Area Garage Type 744 Attached Garage - Unfinished 2 Stalls Remodel Year/Eff Age 1963 / 47		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	229,921	111.67	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	225,230 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,547		
Lot Value	59,836		
Indicated Value	192,383	93.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	192,383	93.44	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.56	Total Misc Impr	+ 21,474				
Roofing Adj	+ 3.13	Garage Cost	+ 22,164				
Subfloor Adj	+ 0.00	Total RCN	= 276,140				
Heat/Cool Adj	+ 12.64	Depreciation (52%)	- 143,593				
Plumbing Adj	+ 5.59	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 132,547				
Adj Base Cost	= 112.92	Lot Value	+ 59,836				
Total Area	x 2,059	Indicated Value	= 192,383				
Adjusted Cost	= 232,502	Value Per SqFt	93.44				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	5,615.40		11,231
PRCH	SLAB PORCH - COVERED	25868	11x4		44	26.79		1,179
PRCH	SLAB PORCH - COVERED	25869	31x5		155	26.44		4,098
CPDT	CARPORT - DETACHED	25870	25x17		425	11.36		4,828
PATO	SLAB PORCH - OPEN	143642	4x3		12	11.48		138



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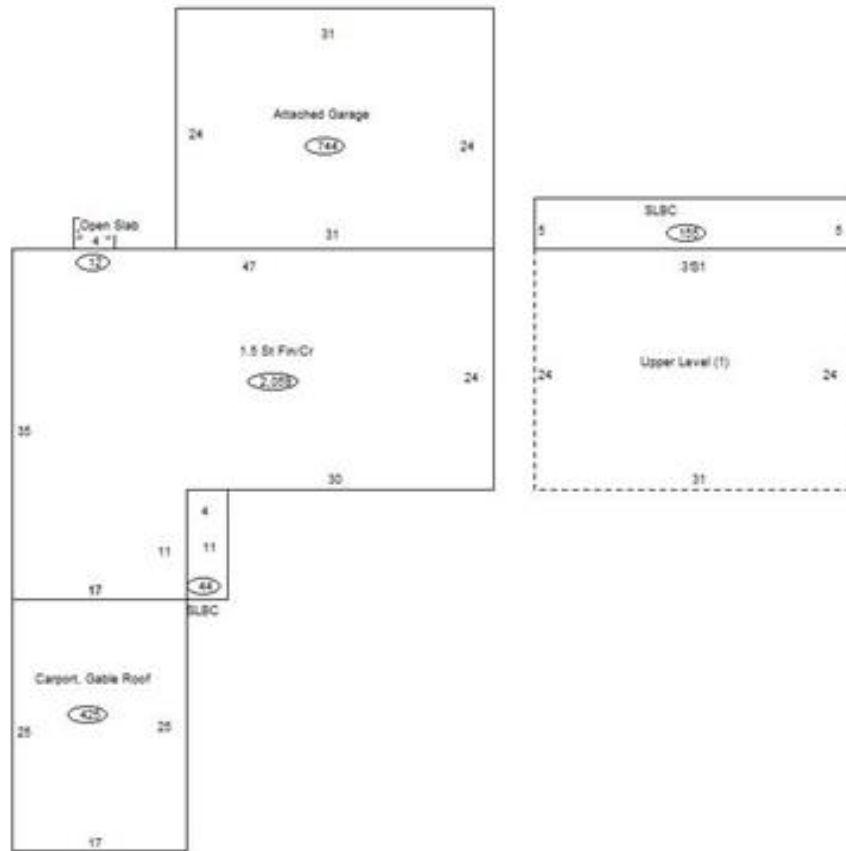
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Sketch Image

660010821



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,315	1.566	2,059
2	G	1		13	Attached Garage	744	1.000	744
3	M	PRCH		13	SLBC	44	1.000	44
4	M	PRCH		13	SLBC	155	1.000	155
5	G	3		13	Carport, Gable Roof	425	1.000	425
6	U	^UL		13	Upper Level (1)	744	1.000	744
7	M	PATO		13	Open Slab	12	1.000	12
Total Building Area						1,315		2,059



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	2019	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				