



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:34:47
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Assessment Data					Primary Image																																																																																																																				
Account 660015443 Parcel ID 000000-00-0-10195-001-0008 Cadastral ID 16-21-16-07550 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 309725 EARL & JEENA CULVER PROPERTIES LLC 21805 S 4160 RD CLAREMORE OK 74019-0000 Parcel Location Situs 00752 S MUSKOGEE AVE Subdivision HOMEBUILDERS Lot/Block 0008 / 0001 Parcel Size .25 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30275944 -95.61470335 N 80' W2 LOT 8 HOMEBUILDERS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	5864		
Non-Ag Acres	0.1972		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,592.00 x 5.50 = 47,256		
Factor Value			
Adjustments	1.0000		
Lot Value	47,256		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-18\IMG_0001 8/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,152
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	83,445 72.43 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	71,610 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.48	Total Misc Impr	+ 2,865
Roofing Adj	+ 4.07	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 131,935
Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 72,564
Plumbing Adj	+ 7.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 59,371
Adj Base Cost	= 112.04	Lot Value	+ 47,256
Total Area	x 1,152	Indicated Value	= 106,627
Adjusted Cost	= 129,070	Value Per SqFt	92.56

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	59,371
Lot Value	47,256
Indicated Value	106,627 92.56 Per SqFt
Agland Value	
Site Improvements	178
Total Value	106,805 92.71 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	142554	16x6		96	10.24		983
PATO	SLAB PORCH - OPEN	142555	20x10		200	9.41		1,882



Rogers

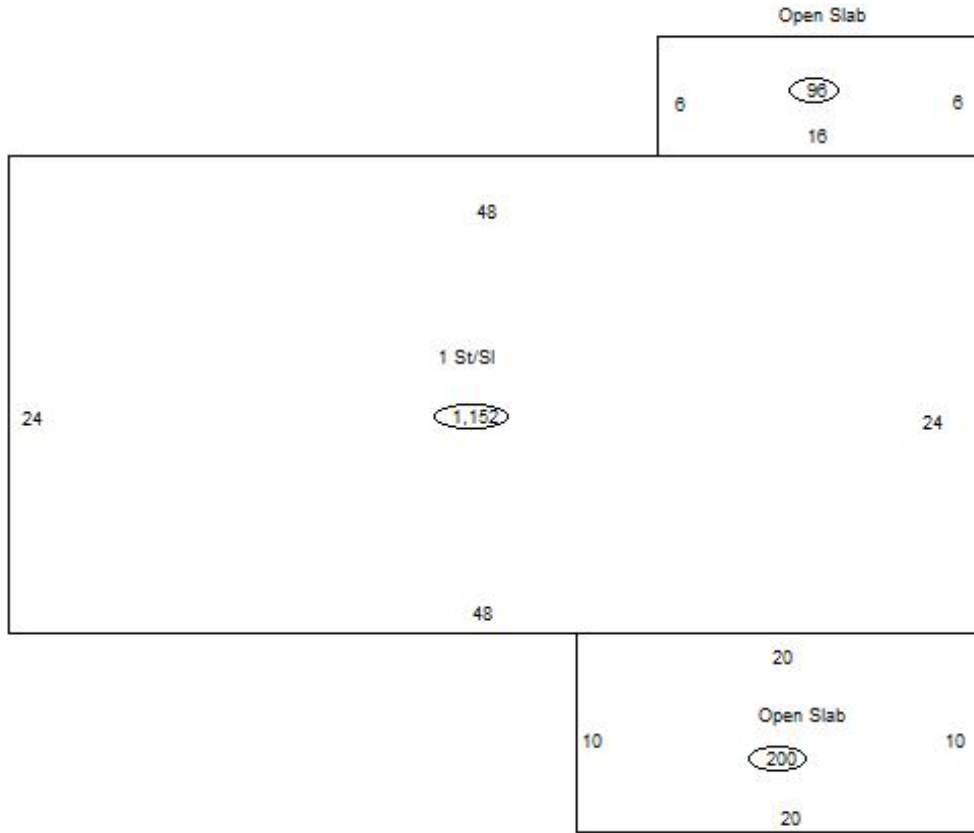
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Sketch Image

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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/Sl	1,152	1.000	1,152
2	M	PATO		10	Open Slab	96	1.000	96
3	M	PATO		10	Open Slab	200	1.000	200
Total Building Area						1,152		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			40
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (4.68 x 40)		187		187	9	178