



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:18:35
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015485 Parcel ID 000000-00-0-10215-001-0009 Cadastral ID 16-21-16-08030 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 01000 S CHOCTAW AVE Subdivision KELLEY HEIGHTS Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29901101 -95.61003167																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.185		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	8,061.00 x 5.50 = 44,336		
Factor Value			
Adjustments	1.0000		
Lot Value	44,336		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-21\IMG_002: 8/21/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	900 / 900
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	900
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	275 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	87,312	97.01	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	125,210		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	106.97	Total Misc Impr	+	6,784	
Roofing Adj	+ 4.35	Garage Cost	+	7,620	
Subfloor Adj	+ 0.00	Total RCN	=	128,875	
Heat/Cool Adj	+ 10.30	Depreciation (51%)	-	65,726	
Plumbing Adj	+ 5.57	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	63,149	
Adj Base Cost	= 127.19	Lot Value	+	44,336	
Total Area	x 900	Indicated Value	=	107,485	
Adjusted Cost	= 114,471	Value Per SqFt		119.43	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	63,149		
Lot Value	44,336		
Indicated Value	107,485	119.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	107,485	119.43	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	37286	14x4		56	21.12		1,183
PATO	SLAB PORCH - OPEN	37287	10x10		100	10.24		1,024



Rogers

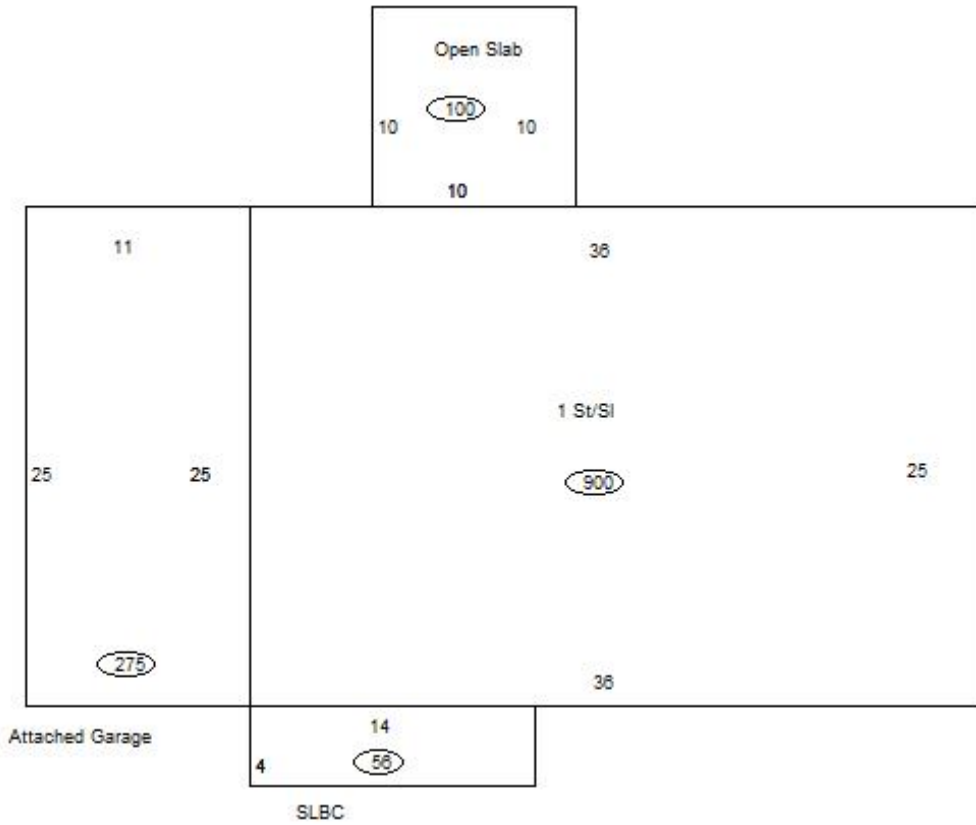
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Sketch Image

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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/SI	900	1.000	900
2	G	1		10	Attached Garage	275	1.000	275
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PATO		10	Open Slab	100	1.000	100
Total Building Area						900		900



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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	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						