



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:44:31
Page 1

Assessment Data					Primary Image														
Account 660027854 Parcel ID 000000-00-0-00009-001-0015 Cadastral ID 32-22-16-01260 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 334015 CULVER FAMILY TRUST DARLENE K EL-MOSALAMY-SUCC TRUSTEE 18314 S 4150 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18314 S 4150 RD Subdivision ARROWHEAD ESTATES Lot/Block 0015 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 32 / 22 / 16 / 5 Neighborhood 1148 - R-V01-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (113)\IMG_0029.JPG 11/22/2022</p>														
Legal Description Lat/Long: 36.34581436 -95.61550320																			
LOT 15 BLOCK 1 ARROWHEAD ESTATES					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	PAGE, NANCY J	03/03/2021	190,000	YES										
					2660/496	PAGE, NANCY J & THOMAS L	09/13/2017	0	4										
					882/628	BLOOMER, STEVEN T	05/12/1992	58,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2022		Land Value 70,113	70,113	11%	7,712	Assessed	22,612	2,446.20										
Year Frozen	0		Improvements 135,456	135,456		14,900	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 205,569	205,569		22,612	Total Taxable	22,612	2,446.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660027854	CULVER FAMILY TRUST			10	201,224	0	21,873	2,366.00										
2024	2024-660027854	CULVER FAMILY TRUST			10	189,382	0	20,832	2,182.00										
2023	2023-660027854	CULVER FAMILY TRUST			10	190,000	0	20,900	2,174.00										
2022	2022-660027854	CULVER FAMILY TRUST			10	190,529	0	20,958	2,170.00										
2021	2021-660027854	CULVER FAMILY TRUST			10	131,008	1000	13,411	1,412.00										
2020	2020-660027854	PAGE, NANCY J			10	128,915	1000	13,092	1,399.00										
2019	2019-660027854	PAGE, NANCY J			10	121,972	1000	12,417	1,302.00										
2018	2018-660027854	PAGE, NANCY J			10	126,878	1000	12,957	1,405.00										
2017	2017-660027854	PAGE, NANCY J			10	125,833	1000	12,594	1,445.00										
2016	2016-660027854	PAGE, NANCY J & THOMAS L			10	122,703	1000	12,199	1,277.00										
2015	2015-660027854	PAGE, NANCY J & THOMAS L			10	120,231	1000	11,814	1,170.00										
2014	2014-660027854	PAGE, NANCY J & THOMAS L			10	121,201	1000	11,440	1,131.00										
2013	2013-660027854	PAGE, NANCY J & THOMAS L			10	115,413	1000	11,078	1,060.00										



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Date 04/17/2026
Time 01:44:31
Page 2

Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1326	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,337.00 x 1.42 = 70,113	
Factor Value		
Adjustments	1.0000	
Lot Value	70,113	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,497 / 1,497
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,497
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	185,287	123.77	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	201,600 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.89	Total Misc Impr	+ 8,001				
Roofing Adj	+ 4.97	Garage Cost	+ 16,559				
Subfloor Adj	+ -2.31	Total RCN	= 233,466				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 100,390				
Plumbing Adj	+ 10.36	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 133,076				
Adj Base Cost	= 139.55	Lot Value	+ 70,113				
Total Area	x 1,497	Indicated Value	= 203,189				
Adjusted Cost	= 208,906	Value Per SqFt	135.73				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,076		
Lot Value	70,113		
Indicated Value	203,189	135.73	Per SqFt
Agland Value			
Site Improvements	2,380		
Total Value	205,569	137.32	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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	67357	20x10		200	10.55		2,110
PATO	SLAB PORCH - OPEN	67358	6x4		24	11.48		276



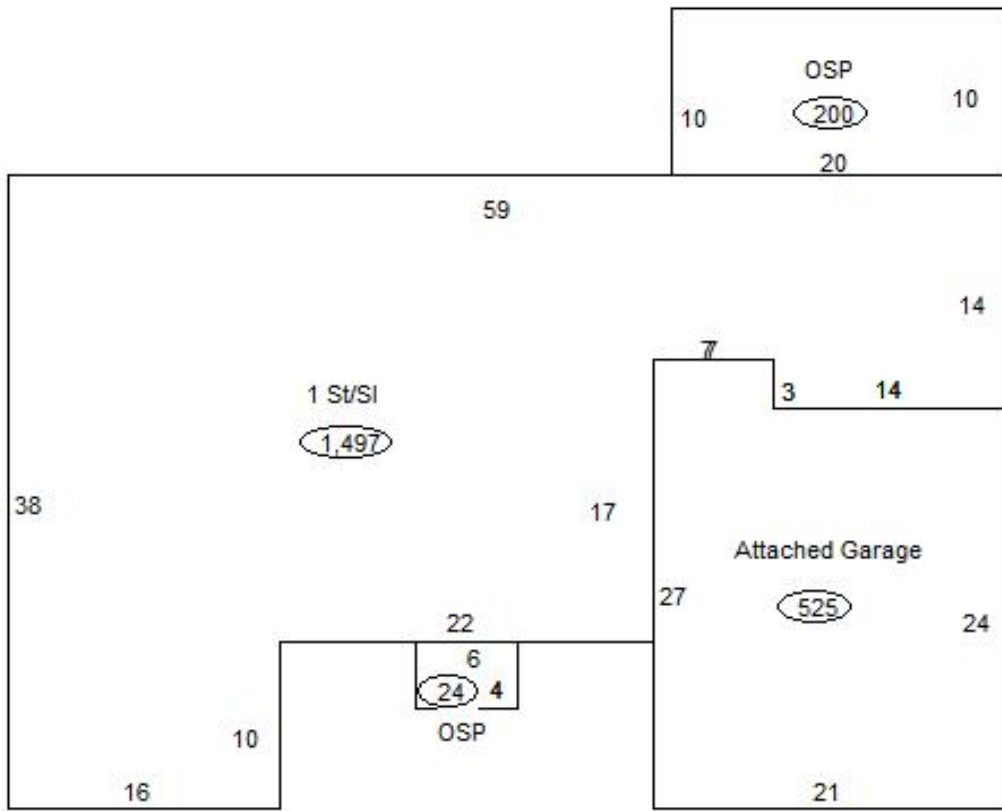
Rogers
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Date 04/17/2026
 Time 01:44:31
 Page 3

Sketch Image

660027854



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,497	1.000	1,497
2	G	1		13	Attached Garage	525	1.000	525
3	M	PATO		13	Open Slab	200	1.000	200
4	M	PATO		13	Open Slab	24	1.000	24
Total Building Area						1,497		1,497



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Date 04/17/2026
Time 01:44:31
Page 4

660027854

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	34x20x0			680
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 680)	2,380		2,380	2,380
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				