



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:05:10  
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Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098352 <b>Parcel ID</b> 22N16E-24-4-00000-000-0001 <b>Cadastral ID</b> 24-22-16-02122 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 316600 BULMAN, BARRY & DAWN  15815 E 450 RD CLAREMORE OK 74017-  <b>Parcel Location</b> <b>Situs</b> 15815 E 450 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 24 / 22 / 16 / 4 <b>Neighborhood</b> 6050 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																	
<b>Legal Description</b> Lat/Long: 36.36627567 -95.54592229										<b>Building Permits</b> <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>R22 508</td> <td>R23 NEW DTCH ACC BLDG 30X40</td> <td>12/2022</td> <td>04/2023</td> <td>20,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 508	R23 NEW DTCH ACC BLDG 30X40	12/2022	04/2023	20,000																																																																									
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Lot Data		Square-Foot - NBHD 6050 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	5.1047	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	222,359.00 x .33 = 72,786	
Factor Value		
Adjustments	1.0000	
Lot Value	72,786	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,900 / 2,741
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,900
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	924 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	418,124 152.54 Per SqFt

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Cost Approach Manual : 01/2025

Base Cost	95.40	Total Misc Impr	+	36,999
Roofing Adj	+ 3.77	Garage Cost	+	34,382
Subfloor Adj	+ -2.40	Total RCN	=	397,094
Heat/Cool Adj	+ 14.47	Depreciation ( 32%)	-	127,070
Plumbing Adj	+ 7.59	Lump Sums	+	4,644
Basement Adj	+ 0.00	RCNLD	=	274,668
Adj Base Cost	= 118.83	Lot Value	+	72,786
Total Area	x 2,741	Indicated Value	=	347,454
Adjusted Cost	= 325,713	Value Per SqFt		126.76

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	274,668
Lot Value	72,786
Indicated Value	347,454 126.76 Per SqFt
Agland Value	
Site Improvements	62,251
Total Value	409,705 149.47 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	99866	22x20		440	28.02		12,329
PRCH	SLAB PORCH - COVERED	99867	27x6		162	28.95		4,690
PRCH	SLAB PORCH - COVERED	99868	486		486	27.88		13,550
WODO	WOOD DECK - OPEN	99869	27x18		486	19.11	50%	4,644



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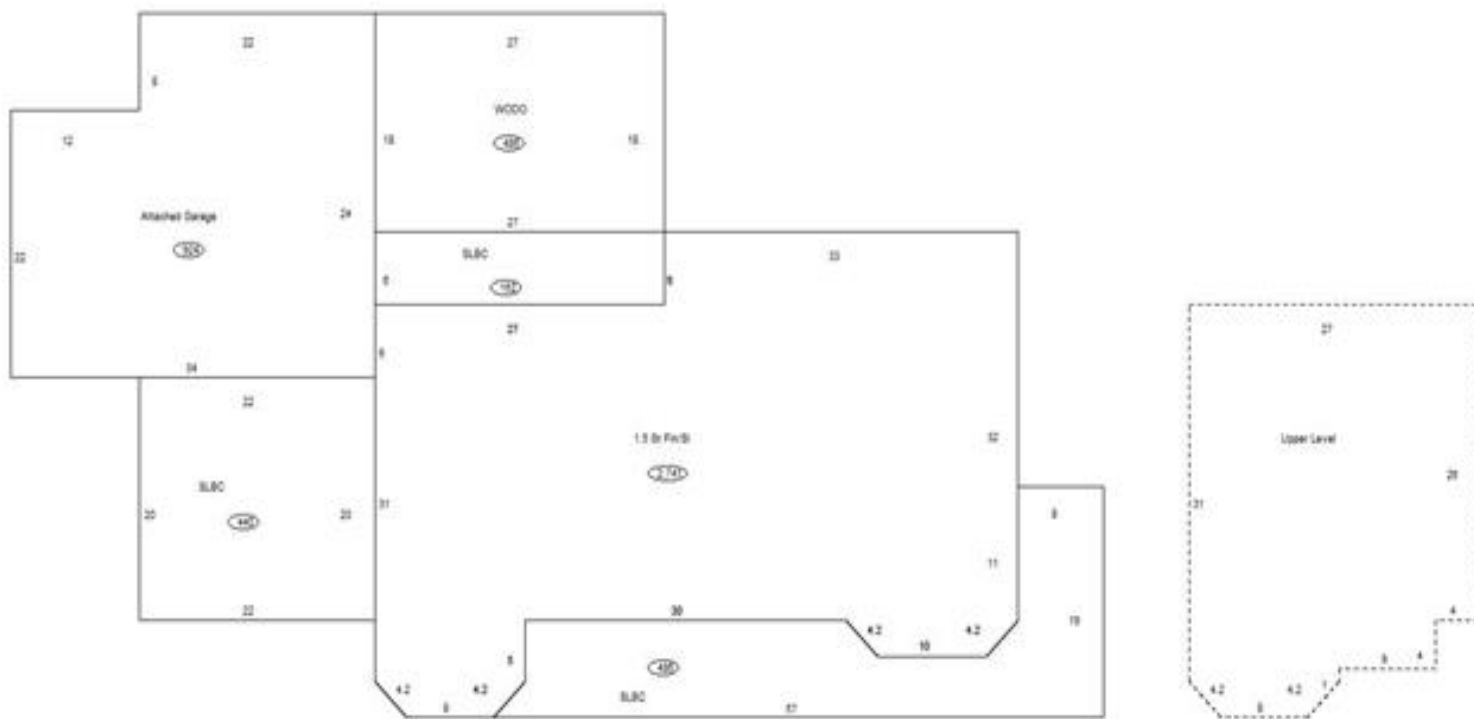
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### Sketch Image

660098352



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,900	1.443	2,741
2	G	1		10	Attached Garage	924	1.000	924
3	M	PRCH		10	SLBC	440	1.000	440
4	M	PRCH		10	SLBC	162	1.000	162
5	M	PRCH		10	SLBC	486	1.000	486
6	M	WODO		10	WODO	486	1.000	486
7	U	^UL	Overhang	10	Upper Level	841	1.000	841
<b>Total Building Area</b>						<b>1,900</b>		<b>2,741</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x40x0		Formed Metal	1,200
	Qual	4	Cond 4	Year	2023	Eff Age 2
	<b>Valuation Summary</b> Base Cost (36.85 x 1,200) 44,220		<b>Modifier Total</b> 44,220	<b>RCN</b> 44,220	<b>Depr (3% Phys/ % Func)</b> 1,327	<b>RCNLD</b> 42,893
	LNT0	Lean To - Attached	12x40x0			480
	Qual		Cond	Year	2023	Eff Age
	<b>Valuation Summary</b> Base Cost (9.08 x 480) 4,358		<b>Modifier Total</b> 4,358	<b>RCN</b> 4,358	<b>Depr (0% Phys/ % Func)</b> 4,358	<b>RCNLD</b> 4,358
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year		Eff Age
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b> 25,000	<b>RCN</b> 25,000	<b>Depr (40% Phys/ % Func)</b> 10,000	<b>RCNLD</b> 15,000