




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image										
Account 660100290 Parcel ID 21N17E-32-2-00000-000-0002 Cadastral ID 32-21-17-00330 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 345119 BULCROFT, JAMES & AMY LAWHORN & CHARLES DAVID LAWHORN 24175 S 4200 RD INOLA OK 74036-0000 Parcel Location Situs 24175 S 4200 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 32 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>660100290 12/12/25</p> <p>660100290_001.JPG 12/15/2025</p>										
Legal Description Lat/Long: 36.26158455 -95.52405881															
Legal Description N2 SW NW NW					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>R24 391</td> <td>NEW MANUFACTURED HOME 27X56</td> <td>11/2024</td> <td>01/2025</td> <td>142,099</td> </tr> <tr> <td>R19</td> <td>R21- NEW 911 ADDRESS</td> <td>11/2019</td> <td>01/2021</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R24 391	NEW MANUFACTURED HOME 27X56	11/2024	01/2025	142,099
Number	Description	Opened	Closed	Amount											
R24 391	NEW MANUFACTURED HOME 27X56	11/2024	01/2025	142,099											
R19	R21- NEW 911 ADDRESS	11/2019	01/2021												
Exemptions					Sale History										
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code						
					/	GRAFFENSTEIN, PHILIP E &	08/07/2024	121,500	WG						
					/	GRAFFENSTEIN, PHILIP E &	10/12/2021	0	4						
					/	HALL, KYLE W & MARGARET E HALL	11/01/2019	85,000	YES						
					/	EDDY, LAWRENCE D-TRUST	12/19/2018	0	WB						
					2638/818	EDDY, LAWRENCE D	06/05/2017	0	4						
Parcel Valuation															
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	2025	Land Value	66,423	66,423	11%	7,307	Assessed	14,034	1,165.52						
Year Frozen		Improvements	97,642	61,154		6,727	Penalty	0							
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00						
TIF Project ID	0	Total Value	164,065	127,577		14,034	Total Taxable	14,034	1,166.00						
Assessment History															
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax						
2025	2025-660100290	BULCROFT, JAMES & AMY LAWHORN &			5	121,502	0	13,366	1,110.00						
2024	2024-660100290	BULCROFT, JAMES & AMY LAWHORN &			5	113,054	0	11,618	970.00						
2023	2023-660100290	GRAFFENSTEIN, JEFFREY ALAN			5	107,880	0	11,064	921.00						
2022	2022-660100290	GRAFFENSTEIN, JEFFREY ALAN			5	104,622	0	10,538	877.00						
2021	2021-660100290	GRAFFENSTEIN, PHILIP E &			5	92,562	0	10,036	851.00						
2020	2020-660100290	GRAFFENSTEIN, PHILIP E &			5	86,892	0	9,558	809.00						
2019	2019-660100290	HALL, KYLE W & MARGARET E HALL			5	9,000	0	836	72.00						
2018	2018-660100290	EDDY, LAWRENCE D			5	9,502	0	811	70.00						
2017	2017-660100290	EDDY, LAWRENCE D			5	7,163	0	788	64.00						



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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	5.0557							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	220,227.00 x .35 = 76,910							
Factor Value								
Adjustments	0.8636							
Lot Value	66,423							
Residential Data				660100290_001.JPG 12/15/2025				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model 1 Res				
Area on Slab				Adjustment Model A2 AO Test				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 66,423				
Cost Approach		Manual : 01/2025		Indicated Value 66,423 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements 80,446				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 146,869 0.00 Total Value Per SqFt				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 66,423					
Total Area	x	Indicated Value	= 66,423					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPAT	Carport - Attached	30x40x16	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary Base Cost (10.86 x 1,200) 13,032		Modifier Total	RCN 13,032	Depr (19% Phys/ % Func) 2,476	RCNLD 10,556
	UTIL	Utility Building	60x40x16	Concrete	Formed Metal	2,400
	Qual	4	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary Base Cost (34.26 x 2,400) 82,224		Modifier Total	RCN 82,224	Depr (15% Phys/ % Func) 12,334	RCNLD 69,890



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-6-23\IMG 6/23/2021

Residential Data	
Type	6 Mobile Home 60 x 14
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	840 / 840
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2005 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	34.70	Total Misc Impr	+		0
Roofing Adj	+ 2.81	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=		42,991
Heat/Cool Adj	+ 4.74	Depreciation (60%)	-		25,795
Plumbing Adj	+ 8.93	Lump Sums	+		0
Basement Adj	+ 0.00	RCNLD	=		17,196
Adj Base Cost	= 51.18	Lot Value	+		
Total Area	x 840	Indicated Value	=		17,196
Adjusted Cost	= 42,991	Value Per SqFt			20.47

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	17,196		
Lot Value			
Indicated Value	17,196	20.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	17,196	20.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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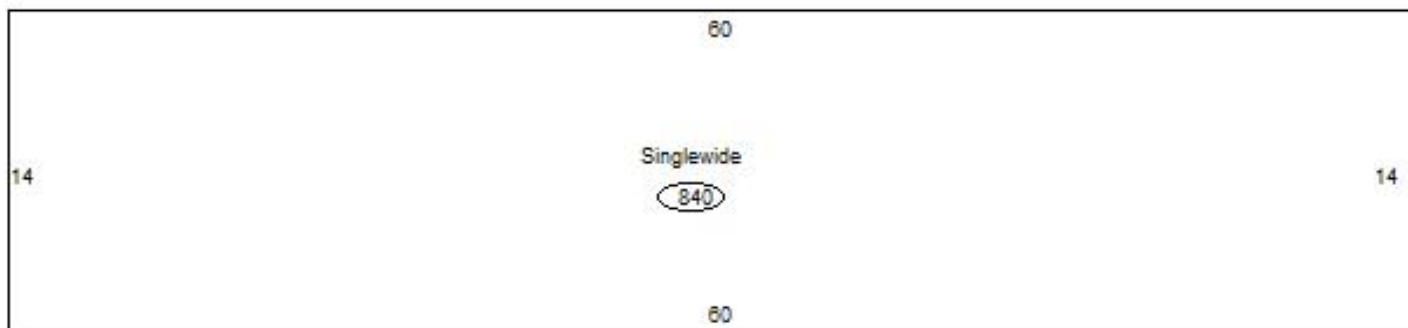
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	840	1.000	840
Total Building Area						840		840