



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																				
Account 660104362 Parcel ID 00000-0-0-0000416-001-0022 Cadastral ID 30-21-16-13720 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 342917 CULVER FAMILY TRUST 23506 S BECKY BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23506 S BECKY BLVD Subdivision KING RIDGE IV Lot/Block 0022 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS																																																									
Legal Description Lot/Long: 36.27105223 -95.64968204																																																									
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>R21 18</td> <td>R22- NEW 1480 SQ FT SFR</td> <td>02/2021</td> <td>05/2021</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 18	R22- NEW 1480 SQ FT SFR	02/2021	05/2021	100,000																																						
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2614		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	11,388.00 x 4.93 = 56,151		
Factor Value			
Adjustments	1.0000		
Lot Value	56,151		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,539 / 1,539
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,539
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	215,439	139.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	195,880		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.21	Total Misc Impr	+	2,918			
Roofing Adj	+ 4.49	Garage Cost	+	14,664			
Subfloor Adj	+ -1.15	Total RCN	=	203,493			
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	8,140			
Plumbing Adj	+ 6.78	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	195,353			
Adj Base Cost	= 120.80	Lot Value	+	56,151			
Total Area	x 1,539	Indicated Value	=	251,504			
Adjusted Cost	= 185,911	Value Per SqFt		163.42			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,353		
Lot Value	56,151		
Indicated Value	251,504	163.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	251,504	163.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150516	4x4		16	24.22		388
PATO	Slab Porch - Open	150517	8x4		32	10.86		348
PRCH	Slab Porch - Covered	150518	13x7		91	23.98		2,182



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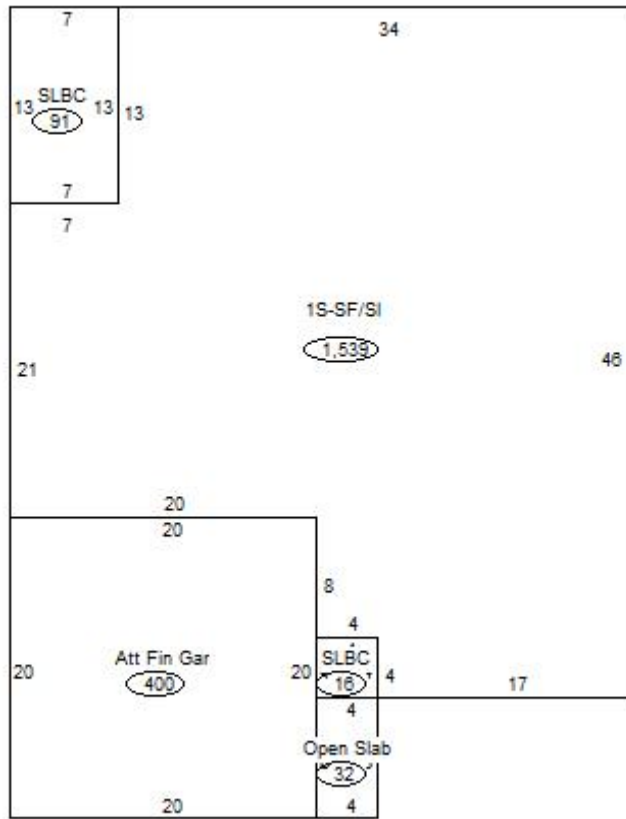
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Sketch Image

660104362



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,539	1.000	1,539
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PATO		13	Open Slab	32	1.000	32
5	M	PRCH		13	SLBC	91	1.000	91
Total Building Area						1,539		1,539