



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	660003307				<p>660003307_007.JPG 4/2/2025</p>				
Parcel ID	21N17E-04-3-00000-000-0000								
Cadastral ID	04-21-17-02200								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 3							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	317060								
HIGINBOTHAM, ROGER & MICHELLE									
200 W STONEBROOK PL CLAREMORE OK 74017-0000									
Parcel Location									
Situs	19597 S 4210 RD								
Subdivision									
Lot/Block	/	Parcel Size	15 - Acres						
Sec/Twn/Rng	4 / 21 / 17 / 3								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.32655035 -95.50463581									
S2 NW SW LESS TR COMM NW/C SW; S01.1935E 990.39' TO POB; N88 3300E 660.36'; S01.2100E 330.15'; S88.3308W 660.50'; N01.1935W 330 13' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 036	NEW POOL	05/2024	07/2025	75,000					
R23 405	R24 NEW SFR 4040 SQ FT	12/2023	04/2025	500,000					
R23 406	R24 NEW DTCH ACC BLDG 36X72 259:	12/2023	04/2025	75,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
SHLT	Other	Yes	556	556					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MULLINS, DAVID C &	07/07/2021	182,500	YES					
2134/256	MULLINS, W C	09/30/2010	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2022	Land Value	1,012	1,012	11%	111	Assessed	66,710 6,558.93	
Year Frozen		Improvements	605,443	605,443		66,599	Penalty	0	
Uncapped Value	605,413	Mobile Home	0	0		0	Exemption	556 -55.00	
TIF Project ID	0	Total Value	606,455	606,455		66,710	Total Taxable	66,154 6,504.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003307	HIGINBOTHAM, ROGER & MICHELLE	94	1,288	0	142	14.00		
2024	2024-660003307	HIGINBOTHAM, ROGER & MICHELLE	94	1,288	0	142	15.00		
2023	2023-660003307	HIGINBOTHAM, ROGER & MICHELLE	94	1,288	0	142	15.00		
2022	2022-660003307	HIGINBOTHAM, ROGER & MICHELLE	94	1,288	0	142	15.00		
2021	2021-660003307	HIGINBOTHAM, ROGER & MICHELLE	94	1,288	0	142	15.00		
2020	2020-660003307	MULLINS, DAVID C &	94	1,288	0	142	15.00		
2019	2019-660003307	MULLINS, DAVID C &	94	1,288	0	142	15.00		
2018	2018-660003307	MULLINS, DAVID C &	94	144,354	0	9,519	987.00		
2017	2017-660003307	MULLINS, DAVID C &	94	142,996	0	9,243	945.00		
2016	2016-660003307	MULLINS, DAVID C &	94	138,718	0	8,973	914.00		
2015	2015-660003307	MULLINS, DAVID C &	94	134,767	0	8,712	906.00		
2014	2014-660003307	MULLINS, DAVID C &	94	136,044	0	8,458	865.00		
2013	2013-660003307	MULLINS, W C	94	126,764	1000	7,212	736.00		



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	3,112 / 3,112
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,112
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 2.0
Basement Area	
Garage Type	837 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Cost Approach Manual : 01/2025

Base Cost	106.44	Total Misc Impr	+	31,149
Roofing Adj	+ 5.98	Garage Cost	+	50,781
Subfloor Adj	+ -4.34	Total RCN	=	501,085
Heat/Cool Adj	+ 17.38	Depreciation (1%)	-	5,011
Plumbing Adj	+ 9.23	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	496,074
Adj Base Cost	= 134.69	Lot Value	+	
Total Area	x 3,112	Indicated Value	=	496,074
Adjusted Cost	= 419,155	Value Per SqFt		159.41

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	496,074		
Lot Value			
Indicated Value	496,074	159.41	Per SqFt
Agland Value	1,012		
Site Improvements	109,369		
Total Value	1,102,529	354.28	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	171898	14x7		98	36.31		3,558
PATC	Patio - Covered	171899	996		996	19.95		19,870
FPR1	Fireplace - Residential 1 Story		1	2025	1	7,721.18		7,721
SHLT	STORM SHELTER (AG)		1	2025	1	0.00		



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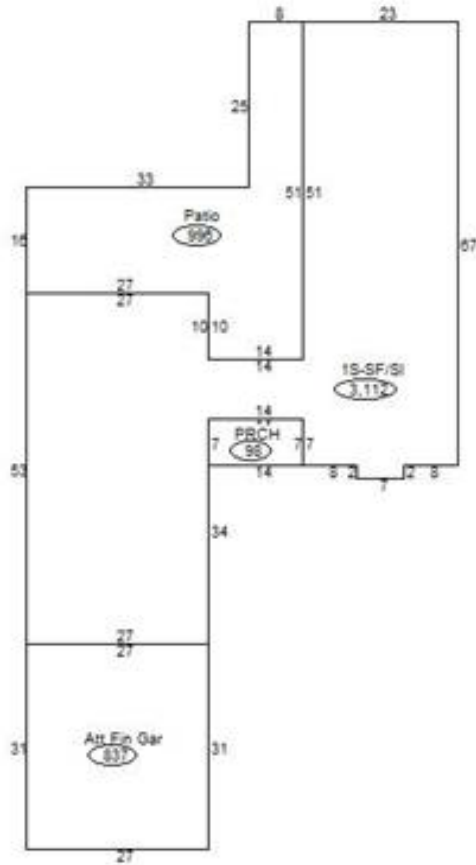
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	25	1S-SF/Sl	3,112	1.000	3,112
2	G	5		25	Att Fin Gar	837	1.000	837
3	M	PRCH		25	PRCH	98	1.000	98
4	M	PATC		25	Patio	996	1.000	996
Total Building Area						3,112		3,112



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	20x40x6	Concrete		800	
	Qual	3.5	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (50.92 x 800)	40,736		40,736	2,037	38,699
	UTIL	Utility Building	36x72x16	Concrete	Formed Metal	2,592	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
		Base Cost (27.54 x 2,592)	71,384		71,384	714	70,670



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			5.867	63	63	370	370
LKC	LINKER FINE SANDY LOAM 3-	TMBR	51			5.621	92	92	516	516
RS	ROUGH STONY LAND	TMBR	20			3.512	36	36	126	126
TMBR Totals						15.000			1,012	1,012
Total Agland						15.000			1,012	1,012