




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:10:14
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Assessment Data					Primary Image														
Account	660008058				 <p>660008058_005.JPG 7/2/2025</p>														
Parcel ID	000000-00-0-00123-001-0004																		
Cadastral ID	08-21-17-00940																		
Property Type	REAL - Real Property																		
Property Class	RRP VI Area 3																		
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI																		
Name ID	320723																		
SCHUMACHER, AARON																			
20024 MOCKINGBIRD LN W CLAREMORE OK 74019-0000																			
Parcel Location																			
Situs	20024 MOCKINGBIRD LN W																		
Subdivision	CAREFREE VALLEY E-1																		
Lot/Block	0004 / 0001	Parcel Size	1 - Lots																
Sec/Twn/Rng	8 / 21 / 17 / 5																		
Neighborhood	1070 - R-V03-SE JUSTUS-SEQUOYAH																		
School District	S006 - SEQUOYAH SCHOOLS																		
Legal Description Lat/Long: 36.32104095 -95.51295790																			
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 289</td><td>DISASTER REPAIRS FOR DTCH ACC E</td><td>08/2024</td><td>07/2025</td><td>20,000</td></tr> <tr> <td>R24 266</td><td>NEW SFR 1621 SQ FT</td><td>08/2024</td><td>07/2025</td><td>294,342</td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 289	DISASTER REPAIRS FOR DTCH ACC E	08/2024	07/2025	20,000	R24 266	NEW SFR 1621 SQ FT	08/2024	07/2025	294,342
Number	Description	Opened	Closed	Amount															
R24 289	DISASTER REPAIRS FOR DTCH ACC E	08/2024	07/2025	20,000															
R24 266	NEW SFR 1621 SQ FT	08/2024	07/2025	294,342															
Exemptions																			
Code	Type	Active	Maximum	Exemption															
H	Homestead	Yes	1,000	1,000															
H	Homestead	No	1,000																
Sale History																			
Bk/Pg	Grantor	Date	Price	Code															
2612/865	MORRISON, CINDY	02/17/2017	132,000	YES															
1516/825	SHAW, LOREN QUINN & KYLA K	08/25/2003	106,475	YES															
1356/401	STIMSON, TERRANCE J &-BONNIE J	02/15/2002	102,000	YES															
1177/839	LOWRANCE, EVERETT J &-BETTYE F	06/21/1999	7,500	Yes															

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax
Remove Cap	2018	Land Value	72,406	30,175	11%	3,319	Assessed	33,804	3,323.61
Year Frozen	0	Improvements	277,141	277,140		30,485	Penalty	0	
Uncapped Value	277,141	Mobile Home	0	0		0	Exemption	1,000	-89.00
TIF Project ID	0	Total Value	349,547	307,315		33,804	Total Taxable	32,804	3,235.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660008058	SCHUMACHER, AARON	94	72,406	0	3,223	317.00	
2024	2024-660008058	SCHUMACHER, AARON	94	27,901	0	3,069	321.00	
2023	2023-660008058	SCHUMACHER, AARON	94	149,930	0	16,492	1,761.00	
2022	2022-660008058	SCHUMACHER, AARON	94	148,352	0	15,910	1,715.00	
2021	2021-660008058	SCHUMACHER, AARON	94	137,746	0	15,152	1,578.00	
2020	2020-660008058	SCHUMACHER, AARON	94	136,834	0	15,043	1,566.00	
2019	2019-660008058	SCHUMACHER, AARON	94	130,245	0	14,327	1,469.00	
2018	2018-660008058	SCHUMACHER, AARON	94	134,890	0	14,838	1,538.00	
2017	2017-660008058	SCHUMACHER, AARON	94	129,286	1000	13,221	1,365.00	
2016	2016-660008058	MORRISON, CINDY	94	126,001	1000	12,850	1,322.00	
2015	2015-660008058	MORRISON, CINDY	94	122,246	1000	12,447	1,308.00	
2014	2014-660008058	MORRISON, CINDY	94	124,352	1000	12,263	1,264.00	
2013	2013-660008058	MORRISON, CINDY	94	117,065	1000	11,877	1,207.00	




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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size Lot Count Units Buildable 6750 Non-Ag Acres 1.1244 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,979.00 x 1.48 = 72,406 Factor Value Adjustments 1.0000 Lot Value 72,406		 <p>660008058 07/02/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry
Base/Total Area	1,584 / 1,584
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,584
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	524 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	107.44	Total Misc Impr	+	9,565	
Roofing Adj	+ 4.92	Garage Cost	+	20,719	
Subfloor Adj	+ -2.31	Total RCN	=	236,125	
Heat/Cool Adj	+ 12.64	Depreciation (1%)	-	2,361	
Plumbing Adj	+ 7.26	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	233,764	
Adj Base Cost	= 129.95	Lot Value	+	72,406	
Total Area	x 1,584	Indicated Value	=	306,170	
Adjusted Cost	= 205,841	Value Per SqFt		193.29	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	233,764		
Lot Value	72,406		
Indicated Value	306,170	193.29	Per SqFt
Agland Value			
Site Improvements	43,377		
Total Value	349,547	220.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172809	236		236	26.19		6,181
PATC	Patio - Covered	172810	20x9		180	18.80		3,384



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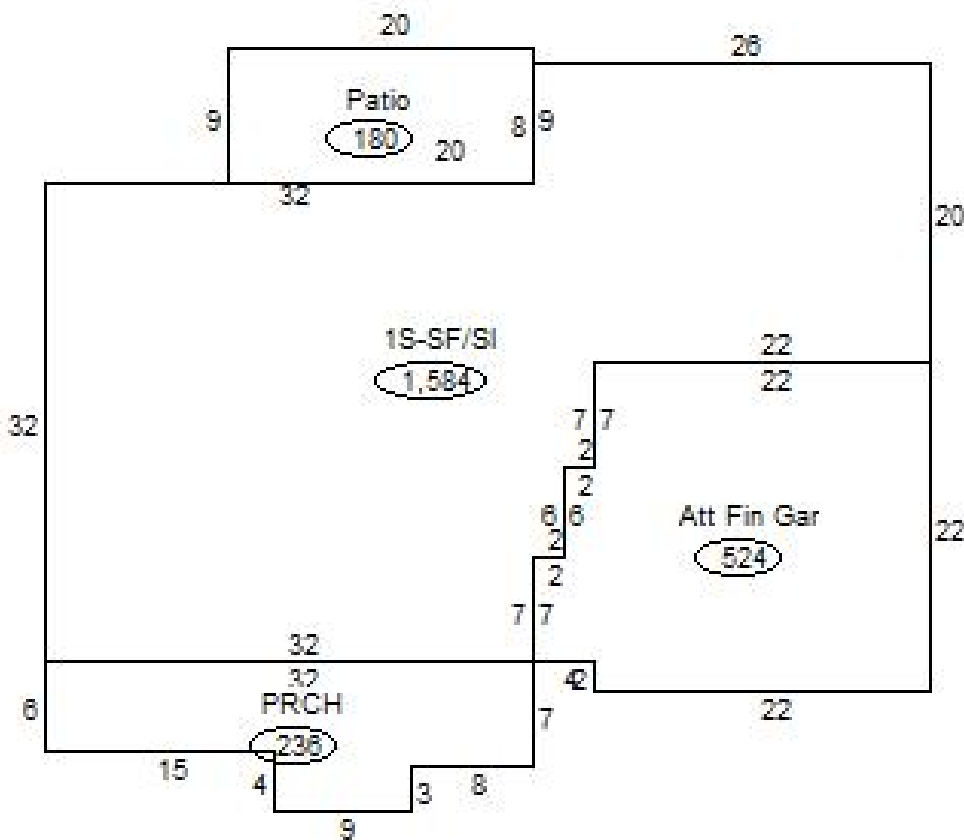
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,584	1.000	1,584
2	G	5		20	Att Fin Gar	524	1.000	524
3	M	PRCH		20	PRCH	236	1.000	236
4	M	PATC		20	Patio	180	1.000	180
Total Building Area						1,584		1,584



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x8	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (29.21 x 1,500)	43,815	43,815	438	43,377