



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:26:46  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660008072 <b>Parcel ID</b> 000000-00-0-00126-001-0003 <b>Cadastral ID</b> 08-21-17-01080 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 343785 YSBRAND, TIMOTHY EDWARD  20192 E MOCKINGBIRD LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20192 S MOCKINGBIRD LN E <b>Subdivision</b> CAREFREE VALLEY E-2 <b>Lot/Block</b> 0003 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 8 / 21 / 17 / 5 <b>Neighborhood</b> 1070 - R-V03-SE JUSTUS-SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>660008072 11/03/25</p> <p>660008072_004.JPG 11/4/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.31938988 -95.51172481																																																																																																																									
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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 9960 <b>Non-Ag Acres</b> 1.103 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 48,047.00 x 1.50 = 71,940 <b>Factor Value</b> <b>Adjustments</b> 1.4707 <b>Lot Value</b> 105,805		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	70% Veneer, Masonry 30% Frame, Siding, Wood
<b>Base/Total Area</b>	1,356 / 1,356
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,356
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	506 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2000 / 20

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 176,815 130.39 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 3 <b>Indicated Value</b> 158,160 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.38	<b>Total Misc Impr</b>	+ 5,761	<b>Roofing Adj</b>	+ 4.53	<b>Garage Cost</b>	+ 13,854
<b>Subfloor Adj</b>	+ -1.19	<b>Total RCN</b>	= 195,312	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 25%)</b>	- 48,828
<b>Plumbing Adj</b>	+ 10.38	<b>Lump Sums</b>	+ 4,769	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 151,253
<b>Adj Base Cost</b>	= 129.57	<b>Lot Value</b>	+ 105,805	<b>Total Area</b>	x 1,356	<b>Indicated Value</b>	= 257,058
		<b>Value Per SqFt</b>	189.57	<b>Adjusted Cost</b>	= 175,697		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 151,253 <b>Lot Value</b> 105,805 <b>Indicated Value</b> 257,058 189.57 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 257,058 189.57 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	18998	108		108	44.16		4,769
PRCH	SLAB PORCH - COVERED	18999	41x6		246	23.42		5,761
SHLT	STORM SHELTER			2021	1	0.00		



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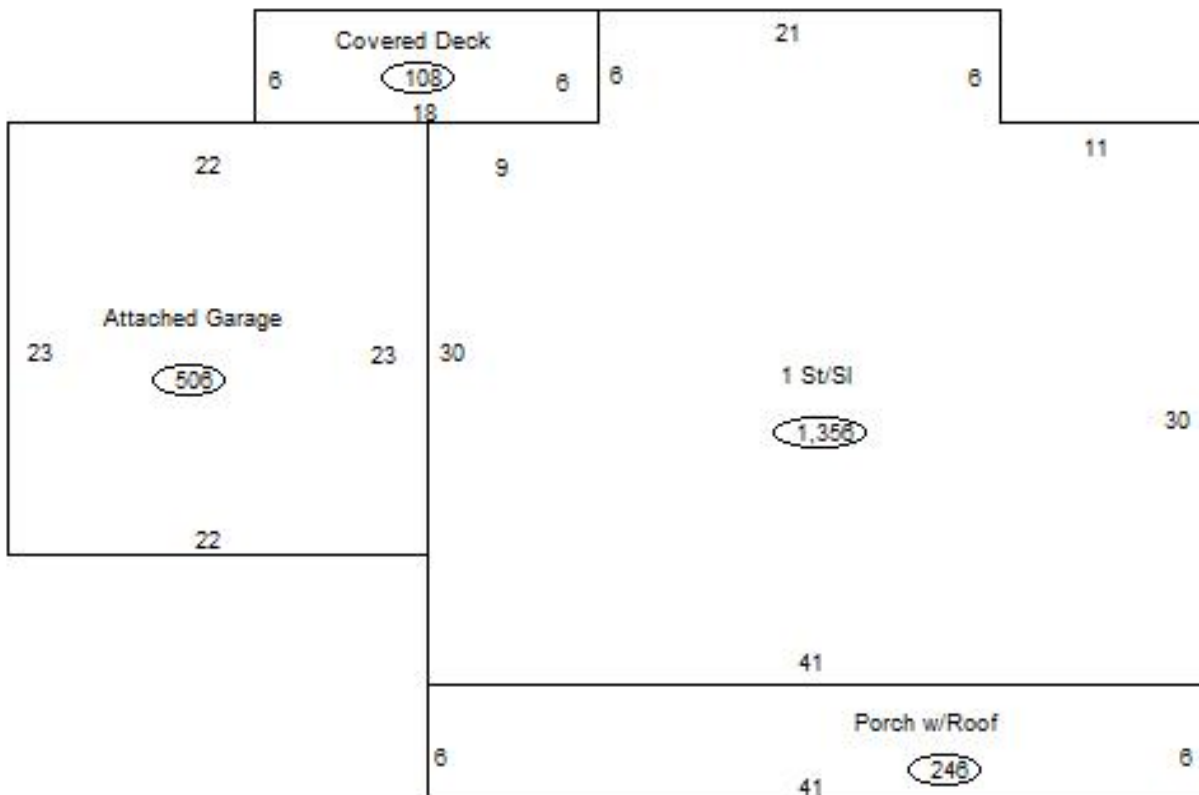
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Sketch Image

660008072



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,356	1.000	1,356
2	G	1		13	Attached Garage	506	1.000	506
3	M	WODC		13	WODC	108	1.000	108
4	M	PRCH		13	SLBC	246	1.000	246
<b>Total Building Area</b>						1,356		1,356



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (39.31 x )					
	SHLT	STORM SHELTER	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (0.00 x )					