



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																			
<b>Account</b> 660020087 <b>Parcel ID</b> 000000-00-0-00144-003-0002 <b>Cadastral ID</b> 23-22-17-02810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 318127 TRUMBULL, GLEN LEROY & MICHELLE R  20944 E 440 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 20944 E 440 RD <b>Subdivision</b> CEDARCREST <b>Lot/Block</b> 0002 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 23 / 22 / 17 / 5 <b>Neighborhood</b> 1015 - R-V02-NE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/18/2020</p>																			
<b>Legal Description</b> Lat/Long: 36.37891148 -95.45511079																								
LOT 2 BLOCK 3 CEDARCREST					<b>Building Permits</b> <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>R20</td> <td>R21-POSS MED MARI GROWER</td> <td>10/2020</td> <td>11/2020</td> <td></td> </tr> <tr> <td>R18</td> <td>R20-POSS NEW CONSTRUCTION</td> <td>06/2016</td> <td>12/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21-POSS MED MARI GROWER	10/2020	11/2020		R18	R20-POSS NEW CONSTRUCTION	06/2016	12/2019	
Number	Description	Opened	Closed	Amount																				
R20	R21-POSS MED MARI GROWER	10/2020	11/2020																					
R18	R20-POSS NEW CONSTRUCTION	06/2016	12/2019																					
<b>Exemptions</b>					<b>Sale History</b>																			
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>															
H	Homestead	Yes	1,000	1,000	/	TRUMBULL, GLEN LEROY	08/09/2019	0	4															
					2544/668	RIDGWAY, ELDON G &	04/22/2016	29,500	YES															
					1996/868	RIDGWAY, ELDON G	12/23/2008	0	4															
					1181/449	BROOM, AUSTIN J	07/02/1999	0	No															
<b>Parcel Valuation</b>																								
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	98.320	<b>Current Tax</b>															
Remove Cap	2017		Land Value	40,641	36,163	11%	3,978	<b>Assessed</b>	39,952	3,928.08														
Year Frozen	0		Improvements	347,396	327,039		35,974	<b>Penalty</b>	0															
Uncapped Value	0		Mobile Home	0	0		0	<b>Exemption</b>	1,000	-88.00														
TIF Project ID	0		<b>Total Value</b>	388,037	363,202		39,952	<b>Total Taxable</b>	38,952	3,840.00														
<b>Assessment History</b>																								
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>															
2025	2025-660020087	TRUMBULL, GLEN LEROY &			94	377,680	1000	37,789	3,726.00															
2024	2024-660020087	TRUMBULL, GLEN LEROY &			94	383,527	1000	36,659	3,854.00															
2023	2023-660020087	TRUMBULL, GLEN LEROY &			94	332,383	1000	35,562	3,813.00															
2022	2022-660020087	TRUMBULL, GLEN LEROY &			94	338,145	1000	36,196	3,917.00															
2021	2021-660020087	TRUMBULL, GLEN LEROY &			94	570,898	1000	61,548	6,429.00															
2020	2020-660020087	TRUMBULL, GLEN LEROY &			94	213,624	0	23,499	2,444.00															
2019	2019-660020087	TRUMBULL, GLEN LEROY &			94	32,500	0	3,575	366.00															
2018	2018-660020087	TRUMBULL, GLEN LEROY			94	32,500	0	3,575	370.00															
2017	2017-660020087	TRUMBULL, GLEN LEROY			94	32,500	0	3,575	365.00															
2016	2016-660020087	TRUMBULL, GLEN LEROY			94	33,000	0	3,279	334.00															
2015	2015-660020087	RIDGWAY, ELDON G &			94	33,000	0	3,123	325.00															
2014	2014-660020087	RIDGWAY, ELDON G &			94	33,000	0	2,974	304.00															
2013	2013-660020087	RIDGWAY, ELDON G &			94	33,000	0	2,832	285.00															



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Lot Data		Square-Foot - NBHD 1015 #1	
Lot Size			
Lot Count			
Units Buildable	14000		
Non-Ag Acres	4.8299		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	210,392.00 x .19 = 40,641		
Factor Value			
Adjustments	1.0000		
Lot Value	40,641		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/18/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,908 / 1,908
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,908
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	924 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	304,462	159.57	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	93.43	Total Misc Impr	+	564	
Roofing Adj	+ 4.42	Garage Cost	+	27,526	
Subfloor Adj	+ -2.12	Total RCN	=	254,398	
Heat/Cool Adj	+ 12.64	Depreciation ( 5%)	-	12,720	
Plumbing Adj	+ 10.24	Lump Sums	+	13,721	
Basement Adj	+ 0.00	RCNLD	=	255,399	
Adj Base Cost	= 118.61	Lot Value	+	40,641	
Total Area	x 1,908	Indicated Value	=	296,040	
Adjusted Cost	= 226,308	Value Per SqFt		155.16	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	255,399		
Lot Value	40,641		
Indicated Value	296,040	155.16	Per SqFt
Agland Value			
Site Improvements	1,423		
Total Value	297,463	155.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2019	1	0.00		
WODC	WOOD DECK - COVERED	144666	20x15		300	29.72		8,916
PRCH	SLAB PORCH - COVERED	144667	7x3		21	26.86		564
WODO	WOOD DECK - OPEN	148507	16x15		240	20.02		4,805



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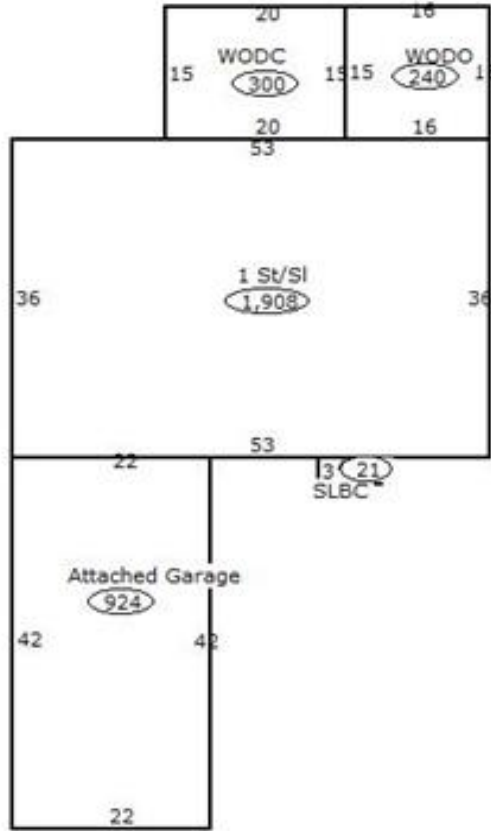
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Sketch Image

660020087



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	1,908	1.000	1,908
2	M	WODC		20	WODC	300	1.000	300
3	M	PRCH		20	SLBC	21	1.000	21
4	G	1		20	Attached Garage	924	1.000	924
5	M	WODO		20	WODO	240	1.000	240
<b>Total Building Area</b>						<b>1,908</b>		<b>1,908</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG	STG GOOD	10x16x6	Plank		160
	Qual	3.5	Cond 3	Year 2019	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (9.36 x 160)		1,498		1,498	75	1,423



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Lot Data	Primary Image
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Value Model Value Method  Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value	<div style="border: 1px solid black; padding: 5px;"> <b>Image Information</b>            Image ID 945164            Image Date 11/10/2020            Name IMG_0005.JPG            Description OMMA         </div>
<b>Cost Approach</b> Manual Date 01/2025 Total Building Area 4,692 Total Base Value 95,341 Modifier Value Misc Improvements Replacement Cost New 95,341 Phys/Func Depreciation Loss () RCN Less Phys/Func 90,574 Economic Depreciation RCNLD (All Sources) 90,574 Depreciated Improvements Outbuilding Value Total Improvement Value 90,574 Land Value Cost Approach Value 90,574 19.30/SqFt	
<b>Income Approach</b> Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)  Total Expenses Net Operating Income (NOI)  Income Capitalization Rate Indicated Value 0.00	



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Account 660020087  
Parcel ID 000000-00-0-00144-003-0002  
Cadastral ID 23-22-17-02810

Tax Area Code 94  
Property Class RRP  
Owners Name TRUMBULL, GLEN LEROY &

### Building Data

Building ID 4715  
Building Sequence 1  
Occupancy 1 172 Institutional Greenhouse, Large 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,692  
Average Perimeter 296  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2020  
Effective Age 3  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 5.91  
Wall Cost 0.00  
HVAC Cost 14.41  
Basement Cost 0.00  
Total Base Cost 20.32  
Total Area 4,692  
Base RCN 95,341  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 95,341  
Physical Depreciation 5%  
Functional Depreciation  
Total Depreciation 5% (4,767)  
Total RCNLD 90,574  
Lump Sums  
Total Building Value 90,574 \$ 19.30 Per SqFt