



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	660051752				No Image On File				
Parcel ID	22N17E-23-3-00000-000-0000								
Cadastral ID	23-22-17-01620								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	254537								
CUMMINGS, VIOLETA JO									
17011 S 4230 RD UNIT B CLAREMORE OK 74017-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size			2.2 - Acres				
Sec/Twn/Rng	23 / 22 / 17 / 3								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.36866371 -95.47062287									
Building Permits									
N 214' NW SW SW, LESS E 208.71 THEREOF									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					891/260	LEIGH, ROBERT E	08/07/1992	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value	47,015	13,803	11%	1,518	Assessed	1,518	149.25
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	47,015	13,803	1,518	Total Taxable	1,518	149.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660051752	CUMMINGS, VIOLETA JO			94	41,712	0	1,446	142.00
2024	2024-660051752	CUMMINGS, VIOLETA JO			94	41,712	0	1,377	144.00
2023	2023-660051752	CUMMINGS, VIOLETA JO			94	28,944	0	1,312	140.00
2022	2022-660051752	CUMMINGS, VIOLETA JO			94	28,944	0	1,249	135.00
2021	2021-660051752	CUMMINGS, VIOLETA JO			94	28,944	0	1,190	124.00
2020	2020-660051752	CUMMINGS, VIOLETA JO			94	24,809	0	1,133	118.00
2019	2019-660051752	CUMMINGS, VIOLETA JO			94	19,776	0	1,079	111.00
2018	2018-660051752	CUMMINGS, VIOLETA JO			94	19,776	0	1,028	106.00
2017	2017-660051752	CUMMINGS, VIOLETA JO			94	19,776	0	979	100.00
2016	2016-660051752	CUMMINGS, VIOLETA JO			94	19,776	0	932	95.00
2015	2015-660051752	CUMMINGS, VIOLETA JO			94	19,776	0	888	93.00
2014	2014-660051752	CUMMINGS, VIOLETA JO			94	17,438	0	846	86.00
2013	2013-660051752	CUMMINGS, VIOLETA JO			94	17,438	0	806	81.00



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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	2.2							
Non-Ag Acres	2.3172							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	100,939.00 x .47 = 47,015							
Factor Value								
Adjustments	1.0000							
Lot Value	47,015							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model 1 Res				
Year/Eff Age	/			Adjustment Model A2 AO Test				
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 47,015					
Total Area	x	Indicated Value	= 47,015					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 47,015				
				Indicated Value 47,015 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 47,015 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value