



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 660052459 Parcel ID 21N17E-04-3-00000-000-0000 Cadastral ID 04-21-17-02210 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 255434 MULLINS, DAVID C & PATRICIA J CO-TRUSTEES THE MULLINS FAMILY TRUST 19882 S 4215 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 19882 S 4215 RD Subdivision Lot/Block / Parcel Size 69.59 - Acres Sec/Twn/Rng 4 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32515896 -95.50024396					Building Permits																																																																																																																				
SE SW & TR IN SW SE, BEG 586' N SW/C SW SE, E 112', N 150' W 112', S150' TO POB & LESS TR BEG 295' W & 130' N SE/C SW, TH N 200' W 200'S 200' E 200' TO POB; LESS N 104' OF E 285' OF SE/4 SW/4.E2 NW NE SW & N2 SW NE SW & S2 NW SE & E2 NE SW & W 180' SW SE LESS TR BEG 586' N SW/C SW SE E 112' N 150' W 112' S 150' TO					<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>R17</td> <td>R17-POSS SOMETHING NEW BETWEEN</td> <td>09/2015</td> <td>01/2016</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R17	R17-POSS SOMETHING NEW BETWEEN	09/2015	01/2016																																																																																																							
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Lot Data		Square-Foot - NBHD 2117 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		



660052459_008.JPG 7/14/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,861 / 3,823
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,861
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	355,495	92.99	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	88.38	Total Misc Impr	+	2,886			
Roofing Adj	+ 4.44	Garage Cost	+				
Subfloor Adj	+ -2.41	Total RCN	=	417,032			
Heat/Cool Adj	+ 14.47	Depreciation (51%)	-	212,686			
Plumbing Adj	+ 3.45	Lump Sums	+	3,973			
Basement Adj	+ 0.00	RCNLD	=	208,319			
Adj Base Cost	= 108.33	Lot Value	+				
Total Area	x 3,823	Indicated Value	=	208,319			
Adjusted Cost	= 414,146	Value Per SqFt		54.49			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	208,319		
Lot Value			
Indicated Value	208,319	54.49	Per SqFt
Agland Value	5,300		
Site Improvements	13,667		
Total Value	431,632	112.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	78078	18x4		72	29.30		2,110
WODO	WOOD DECK - OPEN	78081	462		462	19.11	55%	3,973
PATO	SLAB PORCH - OPEN	149482	12x5		60	12.93		776



Rogers

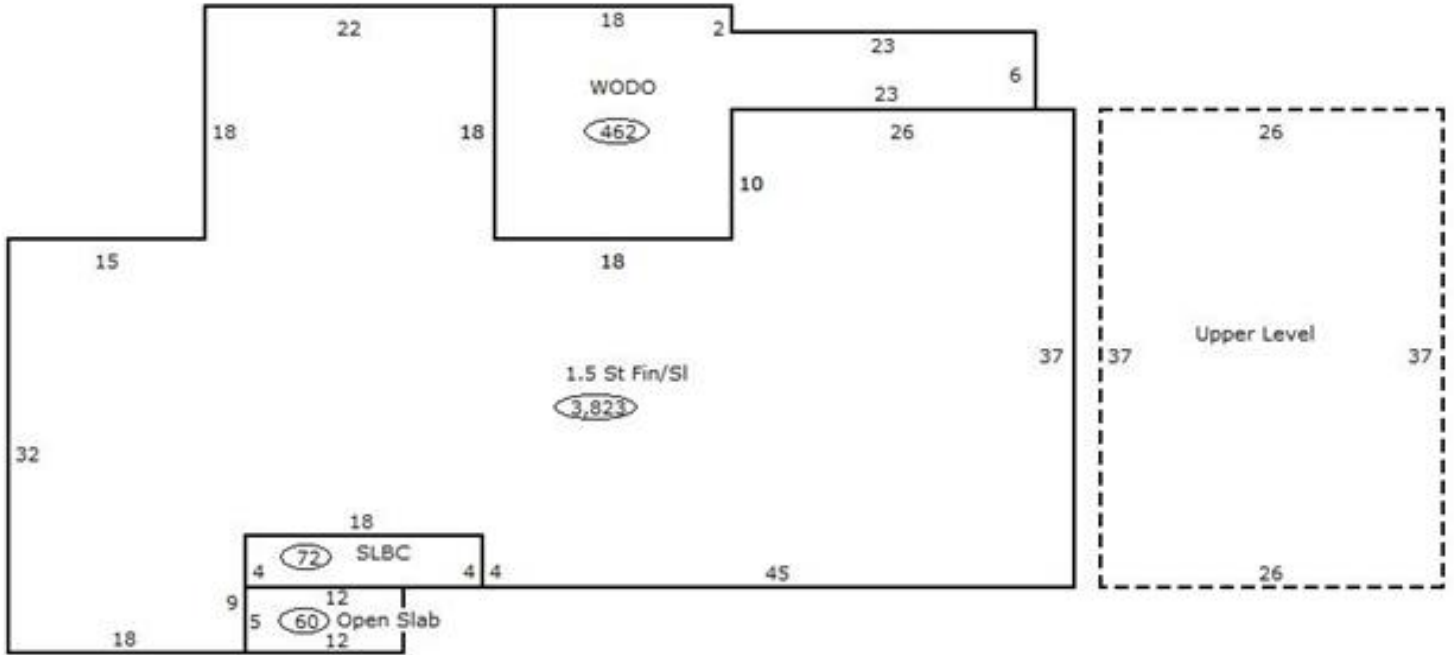
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	72	1.000	72
2	R	5	Slab	10	1.5 St Fin/SI	2,861	1.336	3,823
3	U	^UL	Overhang	10	Upper Level	962	1.000	962
4	M	WODO		10	WODO	462	1.000	462
5	M	PATO		10	Open Slab	60	1.000	60
Total Building Area						2,861		3,823



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x24x0			480
	Qual	2	Cond 3	Year	2017	Eff Age 7
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
Base Cost (29.97 x 480)		14,386	14,386	719		13,667
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
Base Cost (3.50 x)						
	CPDT	Carport - Detached	0x20x20			
	Qual		Cond	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
Base Cost (15.77 x)						
	SHDS	Shed - Small	0x0x0			
	Qual		Cond	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
Base Cost (39.31 x)						



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Lot Data		Primary Image																																					
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value																																							
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 1.5 - Low Architecture DMH LOWER VALUED MH Style 100% One Story Exterior Wall 100% Frame, Siding, Metal Base/Total Area 1,102 / 1,102 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 4 Metal, Preformed Area on Slab 1,102 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 252 Attached Garage - Unfinished Remodel Year/Eff Age 2013 /																																							
Cost Approach Manual : 01/2025		\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-3- 3/9/2021																																					
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		Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value																																					
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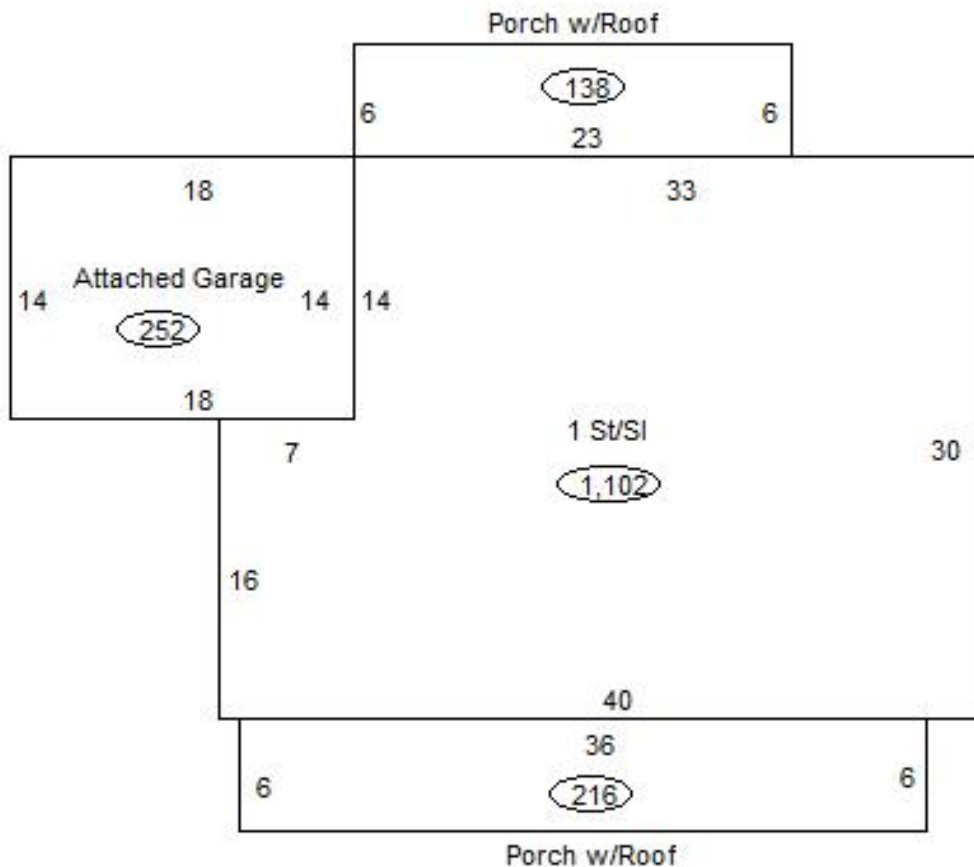
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Sketch Image

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Sketch Vector Information

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1	R	1	Slab	13	1 St/Sl	1,102	1.000	1,102
2	G	1		13	Attached Garage	252	1.000	252
3	M	PRCH		13	SLBC	216	1.000	216
Total Building Area						1,102		1,102



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			1.417	122	122	173	173
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.160	144	144	23	23
HC	HECTOR STONY SANDY LOAM	TMBR	20			2.896	36	36	104	104
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			29.644	63	63	1,868	1,868
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			1.346	84	84	113	113
LKC	LINKER FINE SANDY LOAM 3-	TMBR	51			10.238	92	92	940	940
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51			14.110	122	122	1,727	1,727
RS	ROUGH STONY LAND	TMBR	20			9.779	36	36	352	352
TMBR Totals						69.590			5,300	5,300
Total Agland						69.590			5,300	5,300