




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:03:44
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Assessment Data					Primary Image																																																																																																																				
Account 660076533 Parcel ID 21N17E-03-2-00000-000-0000 Cadastral ID 03-21-17-00412 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 338121 ADKINS, HUNTER WAYNE 19015 E TIMBER TRAIL CLAREMORE OK 74019-0000 Parcel Location Situs 19015 E TIMBER TRL Subdivision Lot/Block / Parcel Size 1.01 - Acres Sec/Twn/Rng 3 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					 <p>660076533 06/24/25</p> <p>660076533_003.JPG 6/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.33234015 -95.48904528 N 294.7', W 150' N2 SW NW																																																																																																																									
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.01	
Non-Ag Acres	0.9398	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	40,938.00 x .58 = 23,744	
Factor Value		
Adjustments	1.9568	
Lot Value	46,462	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/



SHPF 2/26/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+	0	
Roofing Adj	+ 0.00	Garage Cost	+		
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	=		
Adj Base Cost	= 0.00	Lot Value	+	46,462	
Total Area	x	Indicated Value	=	46,462	
Adjusted Cost	= 0	Value Per SqFt		0.00	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	46,462		
Indicated Value	46,462	0.00	Per SqFt
Agland Value			
Site Improvements	49,087		
Total Value	95,549	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual	2	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (28.97 x 1,200)		34,764	34,764	1,738	33,026
	UTIL	SHOP BUILDING	20x24x0			480
	Qual	2	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (29.97 x 480)		14,386	14,386	719	13,667
	CP	Carport Dirt	18x40x0			720
	Qual	3	Cond 3	Year 2012	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 720)		2,520	2,520	126	2,394



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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	6 Mobile Home 62 x 30
Condition	5.5 - Very Good
Quality	5.5 - Very Good
Architecture	
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,860 / 1,860
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2013 / 5

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-2- 2/26/2021	
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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	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,032		
Lot Value			
Indicated Value	164,032	88.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	164,032	88.19	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	76.81	Total Misc Impr	+	0	
Roofing Adj	+ 4.34	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	183,061	
Heat/Cool Adj	+ 4.01	Depreciation (18%)	-	32,951	
Plumbing Adj	+ 13.26	Lump Sums	+	13,922	
Basement Adj	+ 0.00	RCNLD	=	164,032	
Adj Base Cost	= 98.42	Lot Value	+		
Total Area	x 1,860	Indicated Value	=	164,032	
Adjusted Cost	= 183,061	Value Per SqFt		88.19	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	136426	12x6		72	74.01	25%	3,997
WODC	WOOD DECK - COVERED	136427	25x12		300	44.11	25%	9,925