



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:46:18
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660079348 Parcel ID 000000-00-0-00956-001-0003 Cadastral ID 23-21-16-02330 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 330622 MULLINGS, JIM RUSSELL JR & SHEILA ANN-TRUSTEES SHEILA A MULLINGS REVOC TRUST 22022 COUNTRYSIDE DR CLAREMORE OK 74019-0000 Parcel Location Situs 22022 S COUNTRYSIDE DR Subdivision WOODRIDGE EAST Lot/Block 0003 / 0001 Parcel Size 1.73 - Lots Sec/Twn/Rng 23 / 21 / 16 / 5 Neighborhood 1145 - R-V01-SE FOYIL School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29175288 -95.57378178																																																																																																																									
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Lot Data	Square-Foot - NBHD 1145 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.7485 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 76,166.00 x 1.06 = 80,871 Factor Value Adjustments 1.0000 Lot Value 80,871		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Stucco 10% Veneer, Stone
Base/Total Area	3,294 / 4,349
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,294
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	799 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-18\IMG_00 10/18/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	689,750	158.60	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	98.16	Total Misc Impr	+	26,520			
Roofing Adj	+ 4.51	Garage Cost	+	38,680			
Subfloor Adj	+ -3.25	Total RCN	=	603,650			
Heat/Cool Adj	+ 17.38	Depreciation (12%)	-	72,438			
Plumbing Adj	+ 7.01	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	531,212			
Adj Base Cost	= 123.81	Lot Value	+	80,871			
Total Area	x 4,349	Indicated Value	=	612,083			
Adjusted Cost	= 538,450	Value Per SqFt		140.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	531,212		
Lot Value	80,871		
Indicated Value	612,083	140.74	Per SqFt
Agland Value			
Site Improvements	75,552		
Total Value	687,635	158.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	95499	5x5		25	36.60		915
PRCH	SLAB PORCH - COVERED	95500	22x15		330	35.09		11,580
PRCH	SLAB PORCH - COVERED	95501	176		176	35.82		6,304



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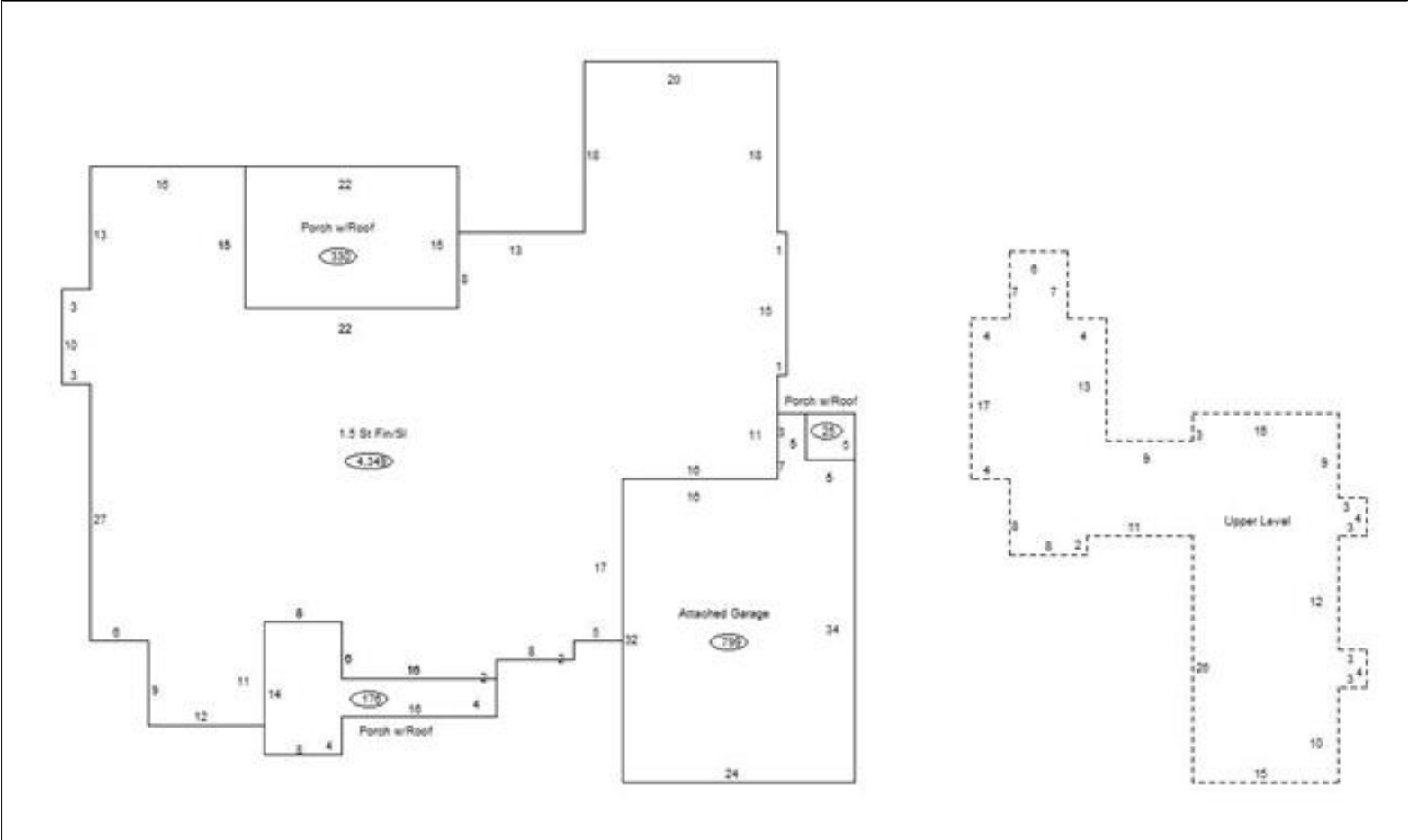
Date 04/17/2026

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Sketch Image

660079348



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,294	1.320	4,349
2	G	1		13	Attached Garage	799	1.000	799
3	U	^UL	Overhang	13	Upper Level	1,055	1.000	1,055
4	M	PRCH		13	SLBC	25	1.000	25
5	M	PRCH		13	SLBC	330	1.000	330
6	M	PRCH		13	SLBC	176	1.000	176
Total Building Area						3,294		4,349



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	Cond	Year	2018	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (30,000.00 x 1)		30,000		30,000	30,000	
	GRDT	GARAGE - DETACHED	0x0x0			1,200	
	Qual	4	Cond	3	Year	2010	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (37.96 x 1,200)		45,552		45,552	45,552	