



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	660086455								
Parcel ID	22N16E-24-2-00000-000-0000								
Cadastral ID	24-22-16-00460								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	75 - SEQUOYAH/FOYIL FD								
Name ID	289216								
TIMMONS, GARY K &									
TUGGLE, BARBIE									
15104 E 440 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	15104 E 440 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.5 - Acres						
Sec/Twn/Rng	24 / 22 / 16 / 2								
Neighborhood	6050 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.37941419 -95.55624130									
COMM AT NW/C NW/4; TH S89-59-36E 1234.72'; TH S89-59-36E 50' TO POB ; TH S00-00-23W 313.07'; TH S89-59-36E 208.71'; TH N00-00-23E 313. 07'; TH N89-59-36W 208.71' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R17 000015	R18- NEW DETCH ACC BLDG 30X50 S	11/2017	12/2017	19,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1691/841	TIMMONS, GARY KEITH & JONE-L	07/05/2005	0	11					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	
Remove Cap	0	Land Value	35,602	24,063	11%	2,647	Assessed	3,853 390.35	
Year Frozen	0	Improvements	41,694	5,544		610	Penalty	0	
Uncapped Value	0	Mobile Home	6,031	5,421		596	Exemption	1,000 -88.00	
TIF Project ID	0	Total Value	83,327	35,028		3,853	Total Taxable	2,853 302.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660086455	TIMMONS, GARY K &	75	80,982	1000	2,741	291.00		
2024	2024-660086455	TIMMONS, GARY K &	75	79,447	1000	2,632	281.00		
2023	2023-660086455	TIMMONS, GARY K &	75	58,515	1000	2,526	276.00		
2022	2022-660086455	TIMMONS, GARY K &	75	55,954	1000	2,424	272.00		
2021	2021-660086455	TIMMONS, GARY K &	75	46,810	1000	2,324	255.00		
2020	2020-660086455	TIMMONS, GARY K &	75	47,054	1000	2,227	255.00		
2019	2019-660086455	TIMMONS, GARY K &	75	45,615	1000	2,134	243.00		
2018	2018-660086455	TIMMONS, GARY K &	75	49,489	1000	2,043	234.00		
2017	2017-660086455	TIMMONS, GARY K &	75	37,636	1000	698	90.00		
2016	2016-660086455	TIMMONS, GARY K &	75	36,284	1000	649	86.00		
2015	2015-660086455	TIMMONS, GARY K &	75	36,661	1000	601	82.00		
2014	2014-660086455	TIMMONS, GARY K &	75	36,661	1000	555	77.00		
2013	2013-660086455	TIMMONS, GARY K &	75	36,661	1000	510	70.00		



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Lot Data		Square-Foot - NBHD 6050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1.5							
Non-Ag Acres	1.3352							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	58,161.00 x .61 = 35,602							
Factor Value								
Adjustments	1.0000							
Lot Value	35,602							
Residential Data				\\tsclient\T\TOMMY DUNLAP\New folder (124)\IMG_0028.JPG 12/20/2022				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	35,602			
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value	35,602			
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Per SqFt	0.00			
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	+ 35,602					
Total Area	x	Indicated Value	= 35,602					
Adjusted Cost	= 0	Value Per SqFt	0.00					
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	40x30x0			1,200
	Qual	2	Cond	Year	2017	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (31.84 x 1,200)		38,208		38,208	38,208
	LT	LEAN-TO	30x10x0			300
	Qual		Cond	Year	2017	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (2.92 x 300)		876		876	876
	PRCH	SLAB PORCH - COVERED	10x5x0			50
	Qual		Cond	Year	2017	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (26.77 x 50)		1,339		1,339	1,339
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (4.68 x)					
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (3.50 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	<p>\\tsclient\T\TOMMY DUNLAP\New folder (124)\IMG_0027.JPG 3/6/2023</p>

Residential Data	
Type	6 Mobile Home 76 x 16
Condition	1.3 - Low
Quality	1.3 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,216 / 1,216
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1993 / 42

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	28.07	Total Misc Impr	+	0			
Roofing Adj	+ 2.23	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	46,390			
Heat/Cool Adj	+ 2.92	Depreciation (87%)	-	40,359			
Plumbing Adj	+ 4.93	Lump Sums	+	1,271			
Basement Adj	+ 0.00	RCNLD	=	7,302			
Adj Base Cost	= 38.15	Lot Value	+				
Total Area	x 1,216	Indicated Value	=	7,302			
Adjusted Cost	= 46,390	Value Per SqFt		6.00			

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	7,302	
Lot Value		
Indicated Value	7,302	6.00 Per SqFt
Agland Value		
Site Improvements		
Total Value	7,302	6.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	141940	16x10		160	19.86	60%	1,271



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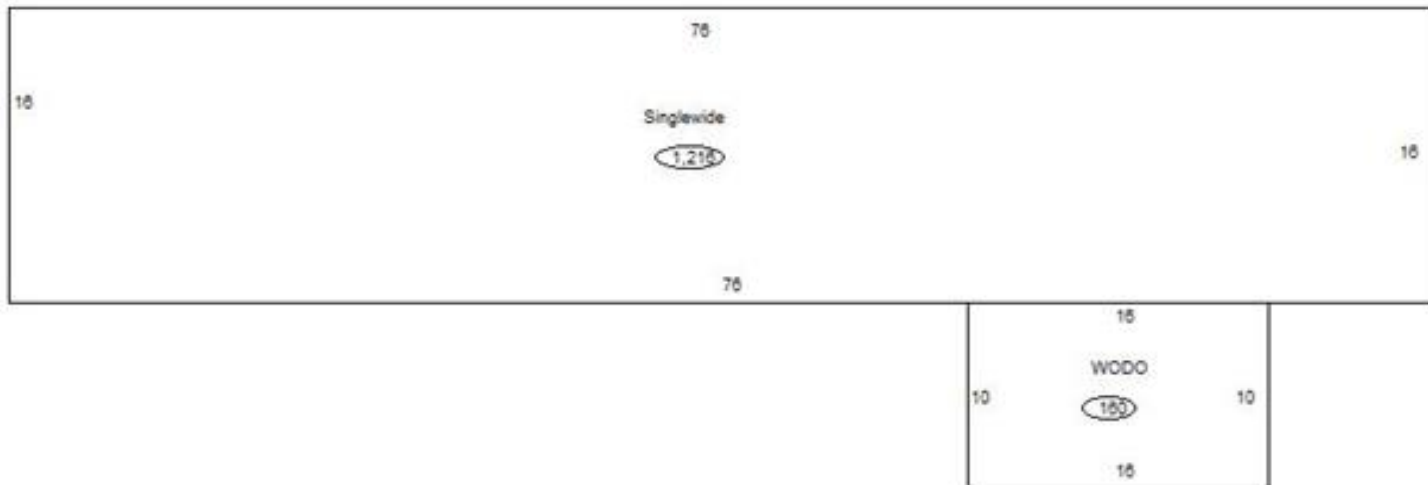
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,216	1.000	1,216
2	M	WODO		10	WODO	160	1.000	160
Total Building Area						1,216		1,216