



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:58:57
Page 1

Assessment Data					Primary Image																																																																				
Account 660103025 Parcel ID 000000-00-0-00916-002-0028 Cadastral ID 03-21-17-03380 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 329048 SMALLWOOD, THOMAS EDWARD 19215 S DEER TRAIL RD CLAREMORE OK 74019-0000 Parcel Location Situs 19215 S DEER TRAIL RD Subdivision WHISPERING WINDS Lot/Block 0028 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 17 / 5 Neighborhood 1070 - R-V03-SE JUSTUS-SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																									
Legal Description Lot/Long: 36.33386676 -95.47966034																																																																									
LOT 28 WHISPERING WINDS					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																											
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Date 04/18/2026
 Time 09:58:57
 Page 2

Lot Data		Square-Foot - NBHD 1070 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable	0		
Non-Ag Acres	1.111		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	48,394.00 x 1.49 = 72,113		
Factor Value			
Adjustments	1.0000		
Lot Value	72,113		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-3- 3/4/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,420 / 1,420
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,420
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	229,580	161.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	234,100		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.65	Total Misc Impr	+ 8,275
Roofing Adj	+ 5.05	Garage Cost	+ 16,032
Subfloor Adj	+ -2.40	Total RCN	= 221,076
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 11,054
Plumbing Adj	+ 15.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 210,022
Adj Base Cost	= 138.57	Lot Value	+ 72,113
Total Area	x 1,420	Indicated Value	= 282,135
Adjusted Cost	= 196,769	Value Per SqFt	198.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	210,022		
Lot Value	72,113		
Indicated Value	282,135	198.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	282,135	198.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	144294	16x14		224	26.23		5,876
PRCH	SLAB PORCH - COVERED	144295	18x5		90	26.65		2,399



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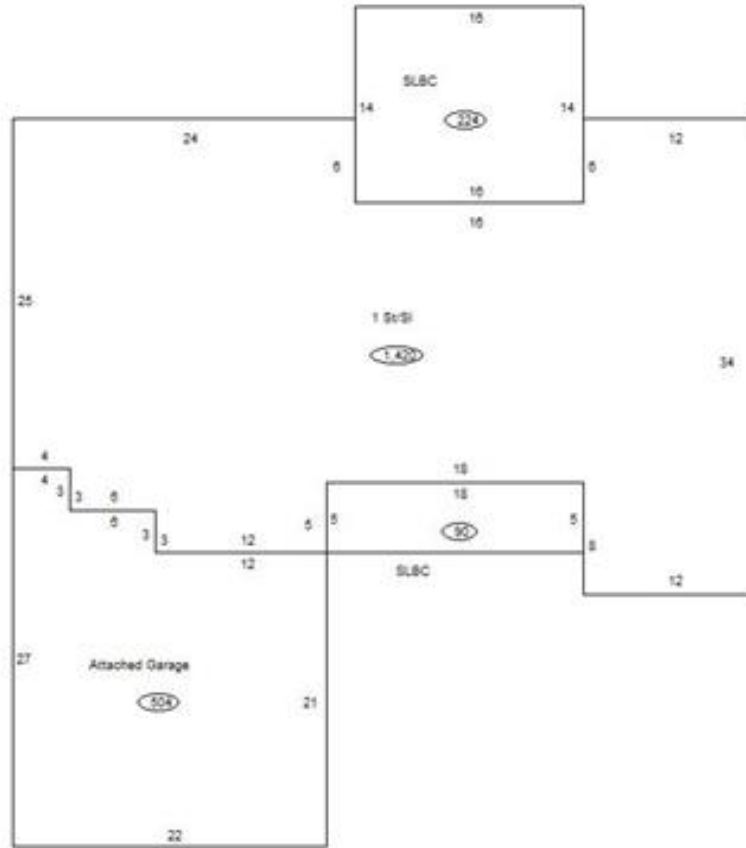
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 Page 3

Sketch Image

660103025



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,420	1.000	1,420
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	224	1.000	224
4	M	PRCH		10	SLBC	90	1.000	90
Total Building Area						1,420		1,420



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Page 4

660103025

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				