



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:16:21
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Assessment Data					Primary Image				
Account	660108684				No Image On File				
Parcel ID	22N16E-16-2-00000-001-0000								
Cadastral ID	16-22-16-00160								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	11 - SEQUOYAH/NW FIRE								
Name ID	343391								
LUNSFORD, RACHEL RENEE									
12350 E 430 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	12350 E 430 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.39 - Acres						
Sec/Twn/Rng	16 / 22 / 16 / 2								
Neighborhood	6050 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.39371951 -95.60976742									
TR DESC 2023-016800 AS COMM NW/C NW; N88.4513E 1319.66'; N88.4513E 208.71' TO POB; N88.4513E 105.20'; S01.1517E 208.71'; S48.0256W 247'; S66.5131W 136.52'; N01.1502W 212'; N88.4513E 208.71'; N01.1502W 208.71' TO POB.					Building Permits				
					Number	Description	Opened	Closed	Amount
					S23	S24 SPLIT	01/2024	10/2025	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	THOMAS, DEBRA LYN &	12/11/2023		0 4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap		Land Value	280	280	11%	31	Assessed	2,926	299.42
Year Frozen		Improvements	7,782	7,782		856	Penalty	0	
Uncapped Value	0	Mobile Home	18,534	18,534		2,039	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	26,596	26,596		2,926	Total Taxable	1,926	211.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108684	LUNSFORD, RACHEL RENEE			11	27,314	1000	2,004	219.00
2024	2024-660108684	LUNSFORD, RACHEL RENEE			11	28,147	0	3,077	316.00



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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		GRM Approach	
Type		GRM Code	
Condition	-	Gross Rent	0.00
Quality	-	Indicated Value	
Architecture		Multiple Regression	
Style		MRA Code	
Exterior Wall		Adjusted R	
Base/Total Area	/	Indicated Value	
Style		Direct Comparables	
HVAC		Selection Model	1 Res
Roof Cover		Adjustment Model	A2 AO Test
Area on Slab		Comparables	
Fixture/RghIn	/	Indicated Value	
Bed/F/H Bath	/ /	Value Reconciliation	
Basement Area		Selected Approach	Cost Approach
Garage Type		Improvements	
Remodel		Lot Value	
Year/Eff Age	/	Indicated Value	0.00 Per SqFt
Cost Approach		Agland Value	280
Manual : 01/2025		Site Improvements	
Base Cost	0.00	Total Value	280 0.00 Total Value Per SqFt
Roofing Adj	+ 0.00		
Subfloor Adj	+ 0.00		
Heat/Cool Adj	+ 0.00		
Plumbing Adj	+ 0.00		
Basement Adj	+ 0.00		
Adj Base Cost	= 0.00		
Total Area	x		
Adjusted Cost	= 0		
Total Misc Impr	+ 0		
Garage Cost	+ 0		
Total RCN	= 0		
Depreciation (0%)	- 0		
Lump Sums	+ 0		
RCNLD	=		
Lot Value	+ 0.00		
Indicated Value	=		
Value Per SqFt	0.00		
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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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 80 x 16
Condition	1.7 - Low
Quality	1.8 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,280 / 1,280
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	2001 / 28

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	29.29	Total Misc Impr	+ 0
Roofing Adj	+ 2.41	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 51,482
Heat/Cool Adj	+ 3.02	Depreciation (64%)	- 32,948
Plumbing Adj	+ 5.50	Lump Sums	+ 7,782
Basement Adj	+ 0.00	RCNLD	= 26,316
Adj Base Cost	= 40.22	Lot Value	+ 26,316
Total Area	x 1,280	Indicated Value	= 26,316
Adjusted Cost	= 51,482	Value Per SqFt	20.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,316		
Lot Value			
Indicated Value	26,316	20.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	26,316	20.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	133204	20x15		300	25.94		7,782



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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	1,280	1.000	1,280
2	M	WODC		10	WODC	300	1.000	300
Total Building Area						1,280		1,280



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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
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84			1.390	202	202	280	280
NTV PST Totals						1.390			280	280
Total Agland						1.390			280	280