

Oklahoma LAND AUCTION

Custer & Roger Mills Counties

240[±] acres

with Multiple Homes
Offered in 7 Tracts

Tuesday
December 14

Starting at 5:30pm • Online Bidding Available
Held at Elk City Convention Center (West Room), OK

Excellent Pasture
Good Perimeter Fencing
2 Homes – Good Rentals or Ranch Houses
Numerous Ponds

Information BOOKLET



800.451.2709 • SchraderAuction.com

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

**AUCTION
MANAGER**

BRENT WELLINGS • 405.332.5505 • brent@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

TUESDAY, DECEMBER 14, 2021

240+ ACRES – CARPENTER AND ELK CITY, OKLAHOMA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or brent@schraderauction.com, no later than Tuesday, December
7, 2021.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
240± Acres • Custer & Roger Mills Counties,
Oklahoma
Tuesday, December 14, 2021

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, December 14, 2021 at 5:30 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, December 7, 2021**. Send your deposit and return this form via email to: **auctions@schraderauction.com** or **brent@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

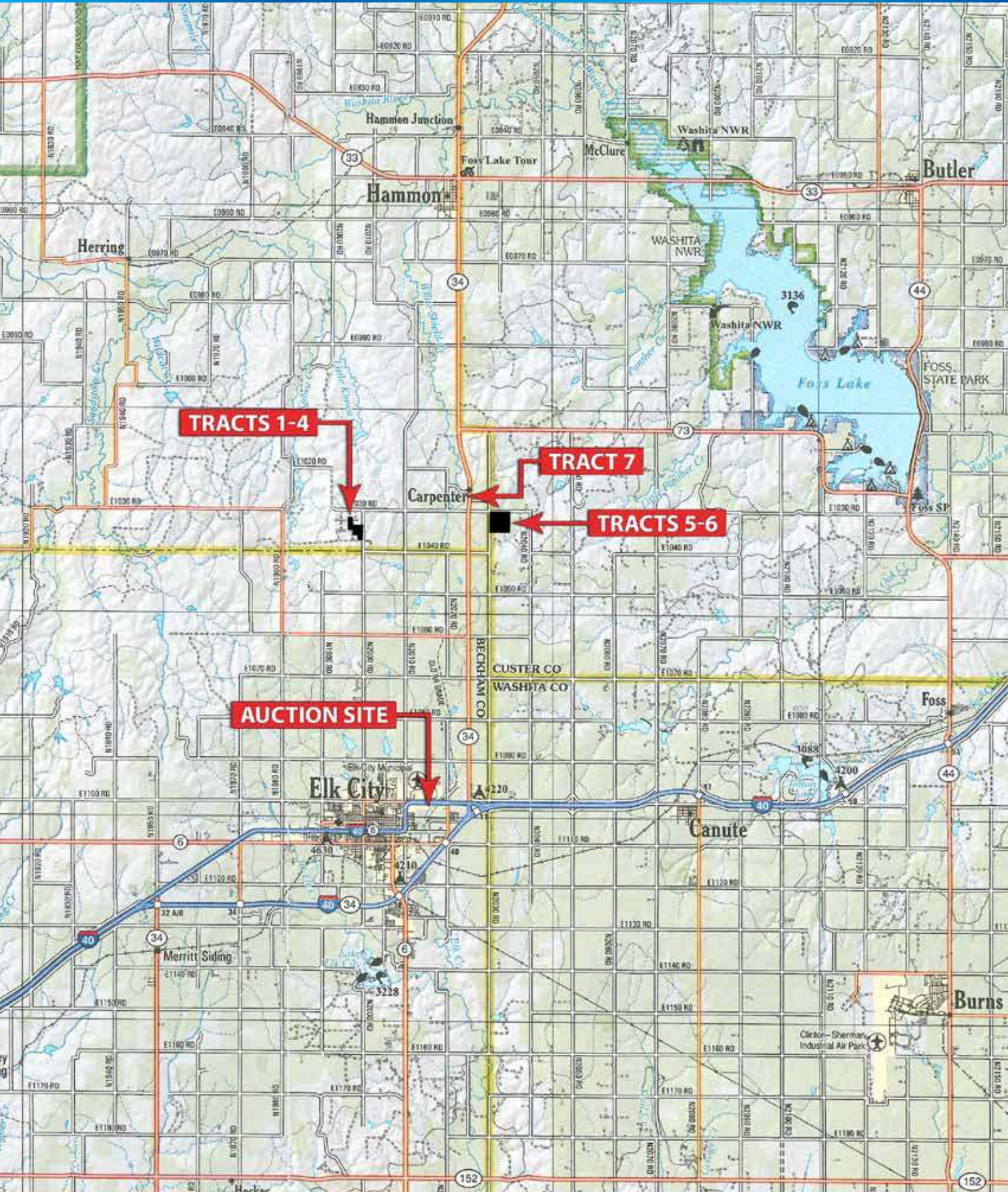


LOCATION MAP



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LOCATION MAP





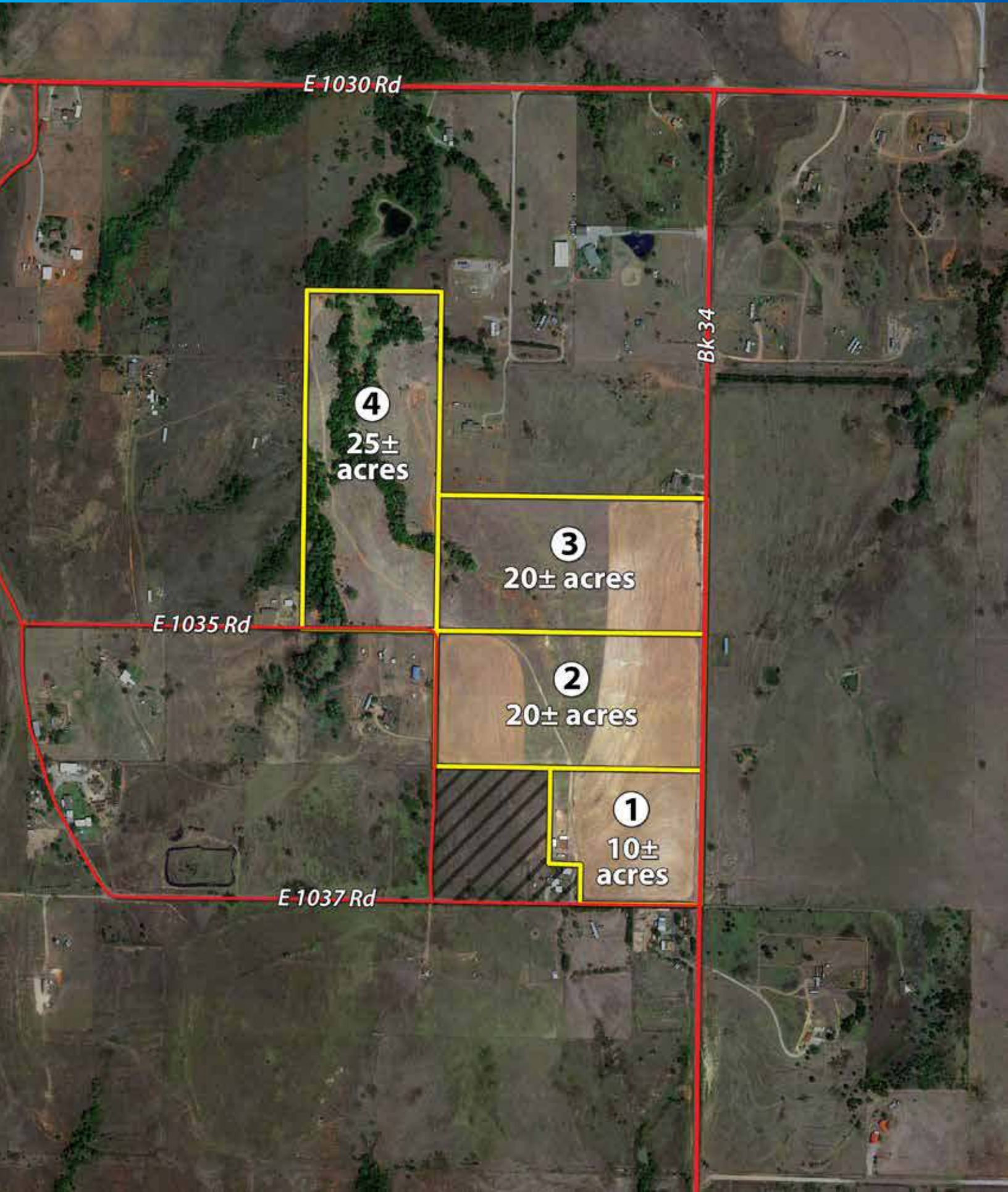
TRACT MAPS



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TRACT MAP

TRACTS 1-4



E 1030 Rd

Bk 34

4
25±
acres

3
20± acres

E 1035 Rd

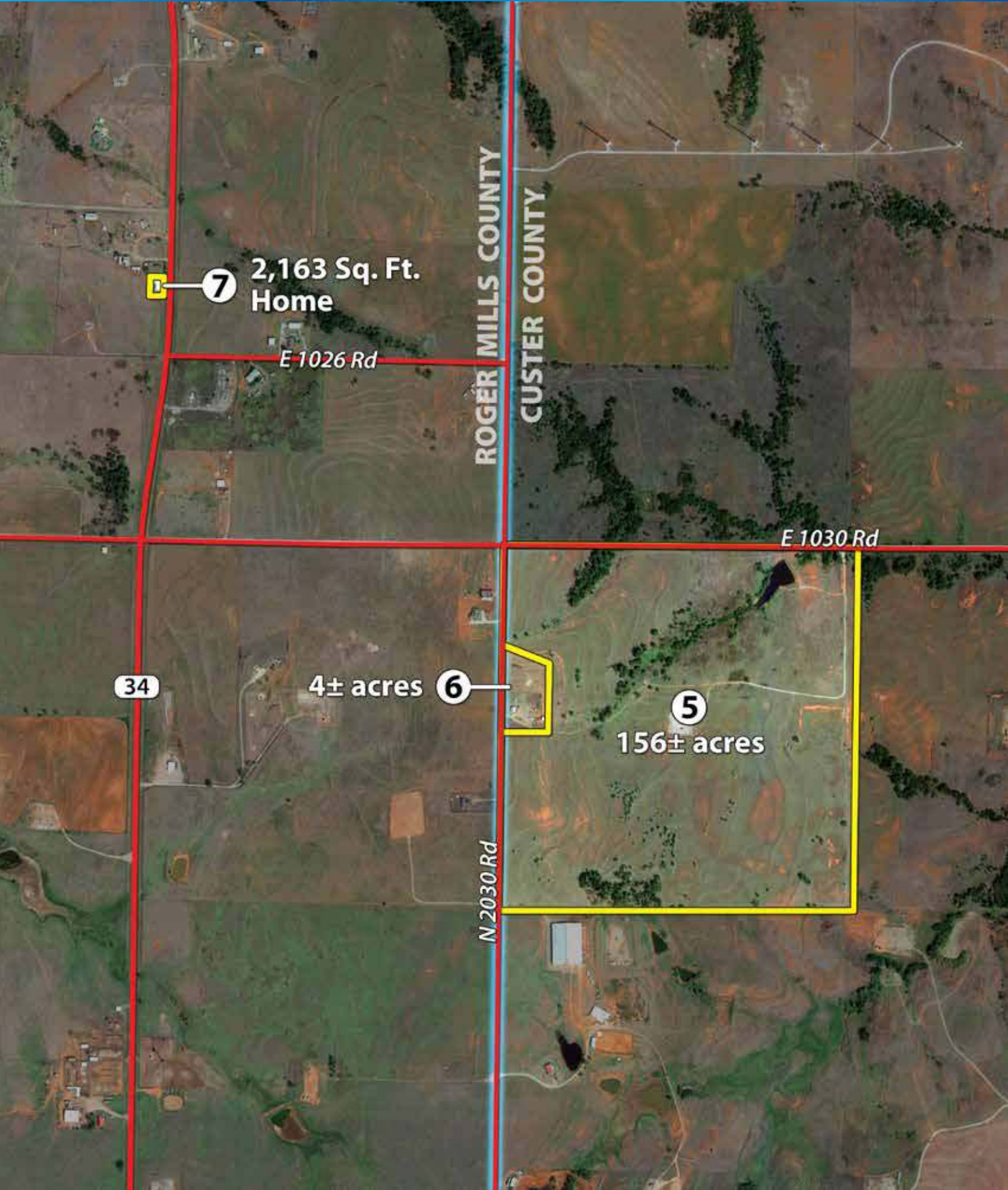
2
20± acres

E 1037 Rd

1
10±
acres

TRACT MAP

TRACTS 5-7



7

7

2,163 Sq. Ft.
Home

E 1026 Rd

ROGER MILLS COUNTY

CUSTER COUNTY

E 1030 Rd

34

4± acres

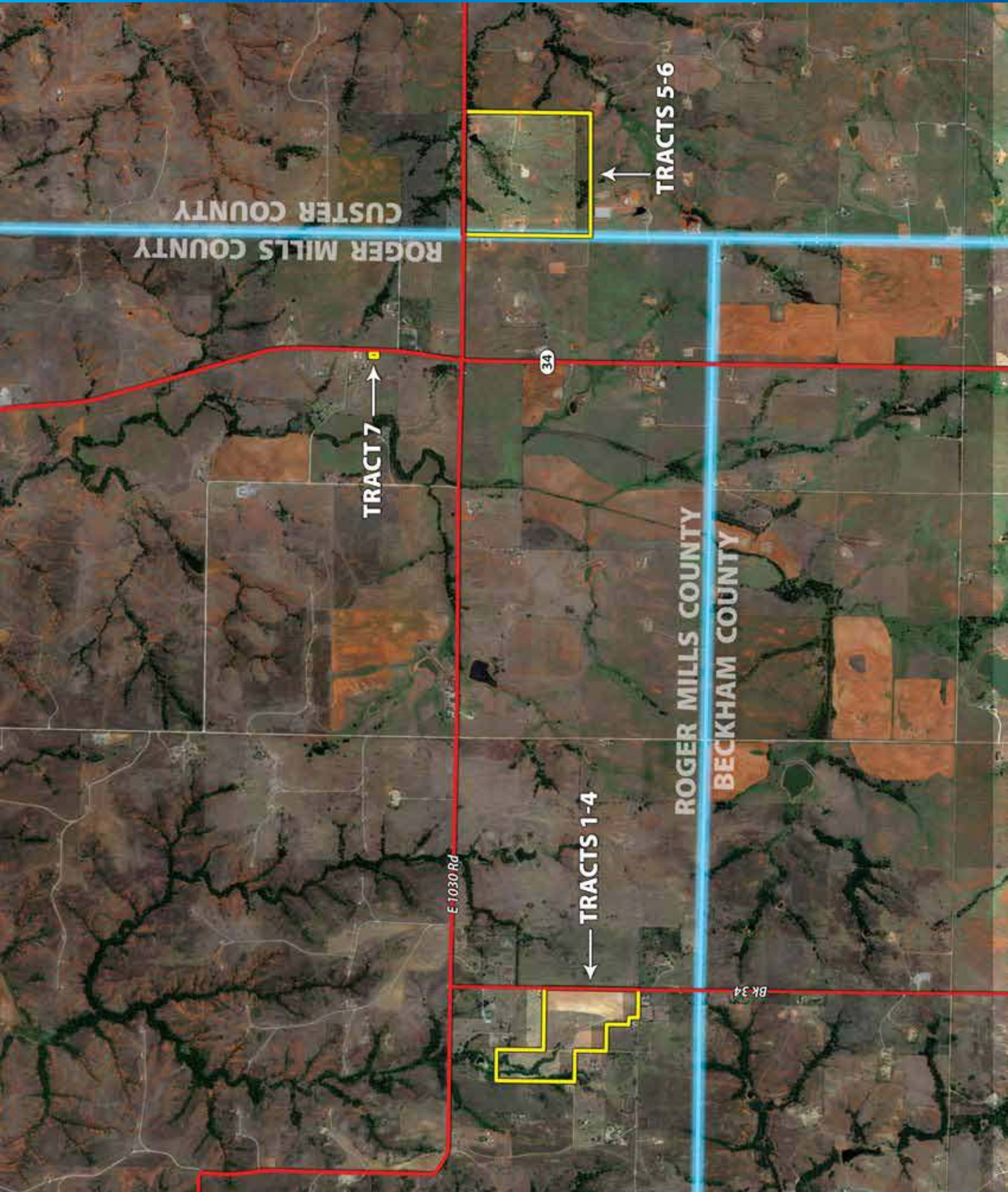
6

5

156± acres

N 2030 Rd

TRACT MAP





TRACT DESCRIPTIONS



TIMED
ONLINE ONLY

VIRTUAL

LIVE WITH
ONLINE

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Oklahoma LAND AUCTION

Custer & Roger Mills Counties

Tuesday
December 14

Starting at 5:30pm
Online Bidding Available

240[±]
acres
with Multiple Homes
Offered in 7 Tracts

An exciting opportunity

to purchase quality pasture, homes and potential building sites in Custer and Roger Mills Counties. The auction consists of 3 separate properties, all near the community of Carpenter, Oklahoma. Tracts 1 through 4 offer some stunning views of the surrounding landscape, have good perimeter fencing and offer frontage on county roads. Tracts 5 and 6 make up 160[±] acres total, including: a great pond, good fences, county road frontage and a 1,080 square foot, 3 bed, 1 bath ranch house in good repair. Tract 7 features a 2,163 square foot, 2 bed, 2 bath, 2 living area home located along Highway 34! Buyers may bid on any individual tract or combination of tracts that best fit their needs.

TRACT 1: 10[±] acres with an outstanding view of the landscape to north, includes excellent set of working pens with 3 small sheds, road frontage on 2 sides, excellent potential building site.

TRACT 2: 20[±] acres with county road frontage and another excellent view.

TRACT 3: 20[±] acres with county road frontage and a small pond on the west side!

TRACT 4: 25[±] acres with an excellent combination of open pasture and big trees! Hunting potential here and lots of places to potentially build.

TRACT 5: 156[±] acres which is an excellent combination of

open pasture, trees for shade and a very nice pond. This tract is fully fenced, with perimeter fence in excellent shape.

TRACT 6: 4[±] acres which include the 1,080 square foot, 3 bed, 1 bath ranch home. Property is cross fenced with a large trap, small set of corrals and shed.

TRACT 7: 2,163 Sq. Ft. Home on 0.32[±] acre lot in an excellent location along Highway 34, includes 2,163 square foot ranch home, 2 bed, 2 bath, 2 large living areas and massive utility room! Also includes a circle driveway and covered carport with large storage area. Back yard is fully privacy fenced and there is even a local mule deer which has called the property home! House is in good repair, clean and ready for new owners.

Auction Terms and Conditions

PROCEDURE: Tracts 1 through 7 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Special Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees

to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" shall not include any mineral rights.

ACREAGE AND TRACTS: All acreages, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the

Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.



405.332.5505 AUCTIONS
SchraderAuction.com



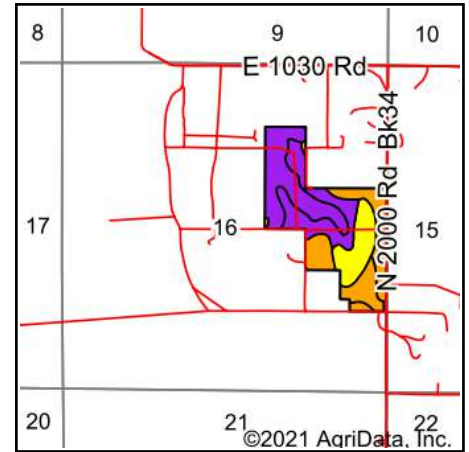
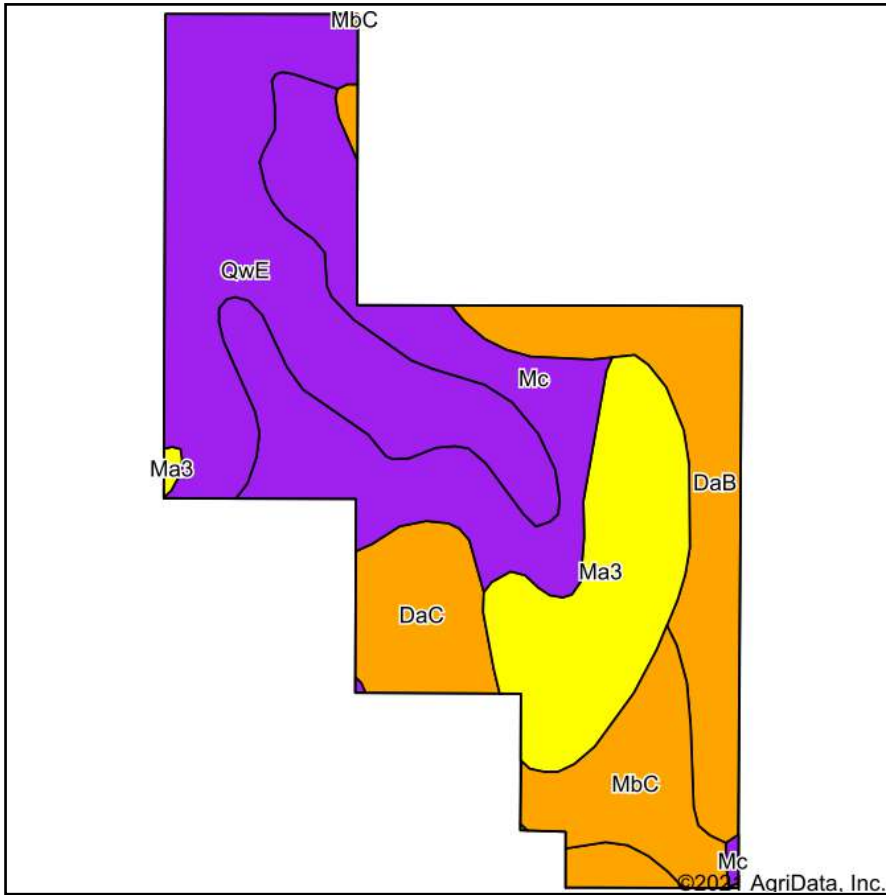
SOILS MAPS



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SOILS MAP

TRACTS 1-4



State: **Oklahoma**
 County: **Roger Mills**
 Location: **16-12N-21W**
 Township: **East Roger Mills**
 Acres: **75.07**
 Date: **11/5/2021**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

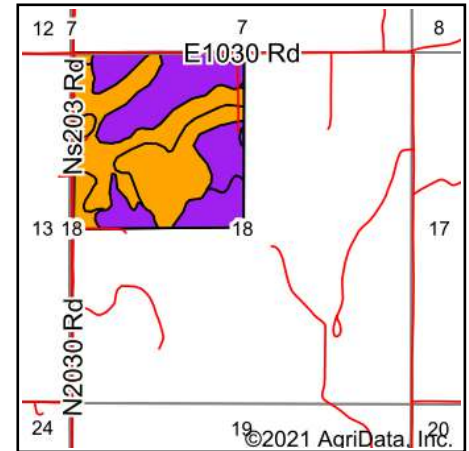
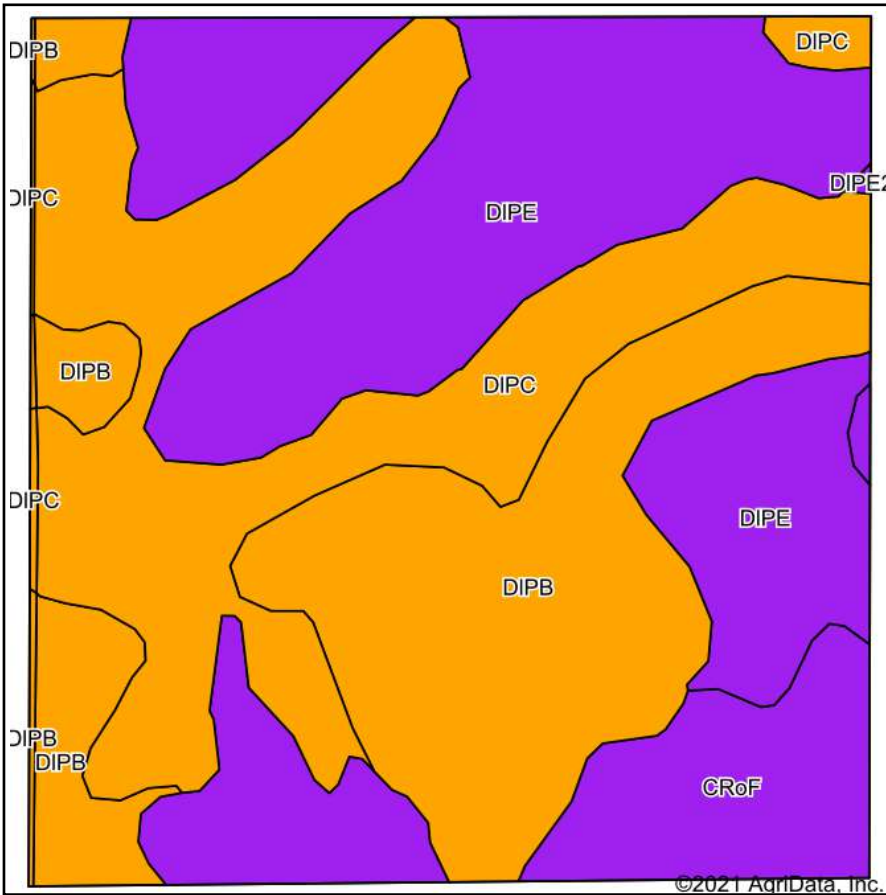
Area Symbol: OK129, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Irrigated Tons	Barley Bu	Cotton lint Lbs	Grain sorghum Bu	Grain sorghum Irrigated Bu	Introduced bluestem AUM	Weeping lovegrass AUM	Wheat Bu
QwE	Quinlan-Woodward complex, 5 to 12 percent slopes	21.29	28.4%		Vle	IIle		16	100	27		3	3	17
Mc	Mansic-Potter complex, 8 to 45 percent slopes	17.41	23.2%		Vle									
Ma3	Mansic clay loam, 3 to 8 percent slopes, moderately eroded	12.24	16.3%		IVe	IVe								
DaB	Abbie fine sandy loam, 0 to 3 percent slopes	11.07	14.7%		IIle	Ile								
DaC	Abbie fine sandy loam, 3 to 5 percent slopes	6.62	8.8%		IIle	IIle								
MbC	Mansic loam, 3 to 5 percent slopes	6.44	8.6%		IIle	IIle	5			20	68			15
Weighted Average					4.71	2.32	0.4	4.5	28.4	9.4	5.8	0.9	0.9	6.1

Soils data provided by USDA and NRCS.

SOILS MAP

TRACTS 5-6



State: **Oklahoma**
 County: **Custer**
 Location: **18-12N-20W**
 Township: **Butler**
 Acres: **158.41**
 Date: **11/5/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Cotton lint Lbs	Grain sorghum Bu	Introduced bluestem AUM	Weeping lovegrass AUM	Wheat Bu
DIPE	Dill-Pixlee complex, 5 to 12 percent slopes	50.75	32.0%		Vle	Vle		15	3	4	10
DIPC	Dill-Pixlee complex, 3 to 5 percent slopes	44.21	27.9%		IIle	IIle	248	25	3	4	15
DIPB	Dill-Pixlee complex, 1 to 3 percent slopes	41.72	26.3%		IIle	IIle	248	29	3	5	19
CRoF	Cordell-Rock outcrop complex, 1 to 20 percent slopes	20.65	13.0%		VIIIs	VIIIs			2		
DIPB	Dill-Pixlee complex, 1 to 3 percent slopes	0.52	0.3%		IIle	IIle	248	29	3	5	19
DIPC	Dill-Pixlee complex, 3 to 5 percent slopes	0.47	0.3%		IIle	IIle	248	25	3	4	15
DIPE2	Dill-Pixlee complex, 3 to 12 percent slopes, eroded	0.09	0.1%		Vle	Vle			2	2	
Weighted Average					4.48	4.48	136.1	19.6	2.9	3.7	12.5

Soils data provided by USDA and NRCS.



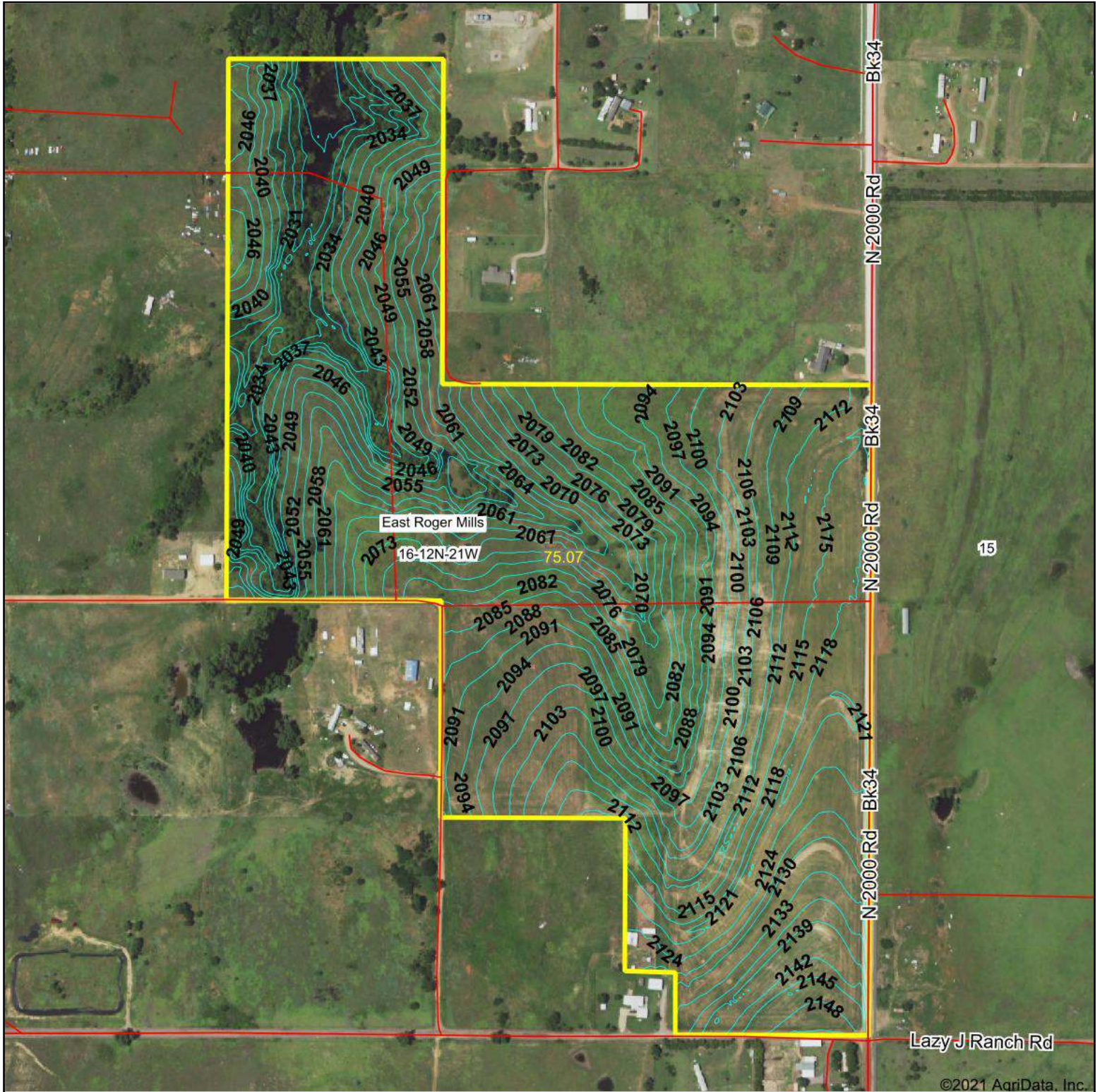
TOPOGRAPHY MAPS



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TOPOGRAPHY MAP

TRACTS 1-4



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Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 2,022.4
 Max: 2,151.2
 Range: 128.8
 Average: 2,083.6
 Standard Deviation: 32.61 ft



16-12N-21W
 Roger Mills County
 Oklahoma

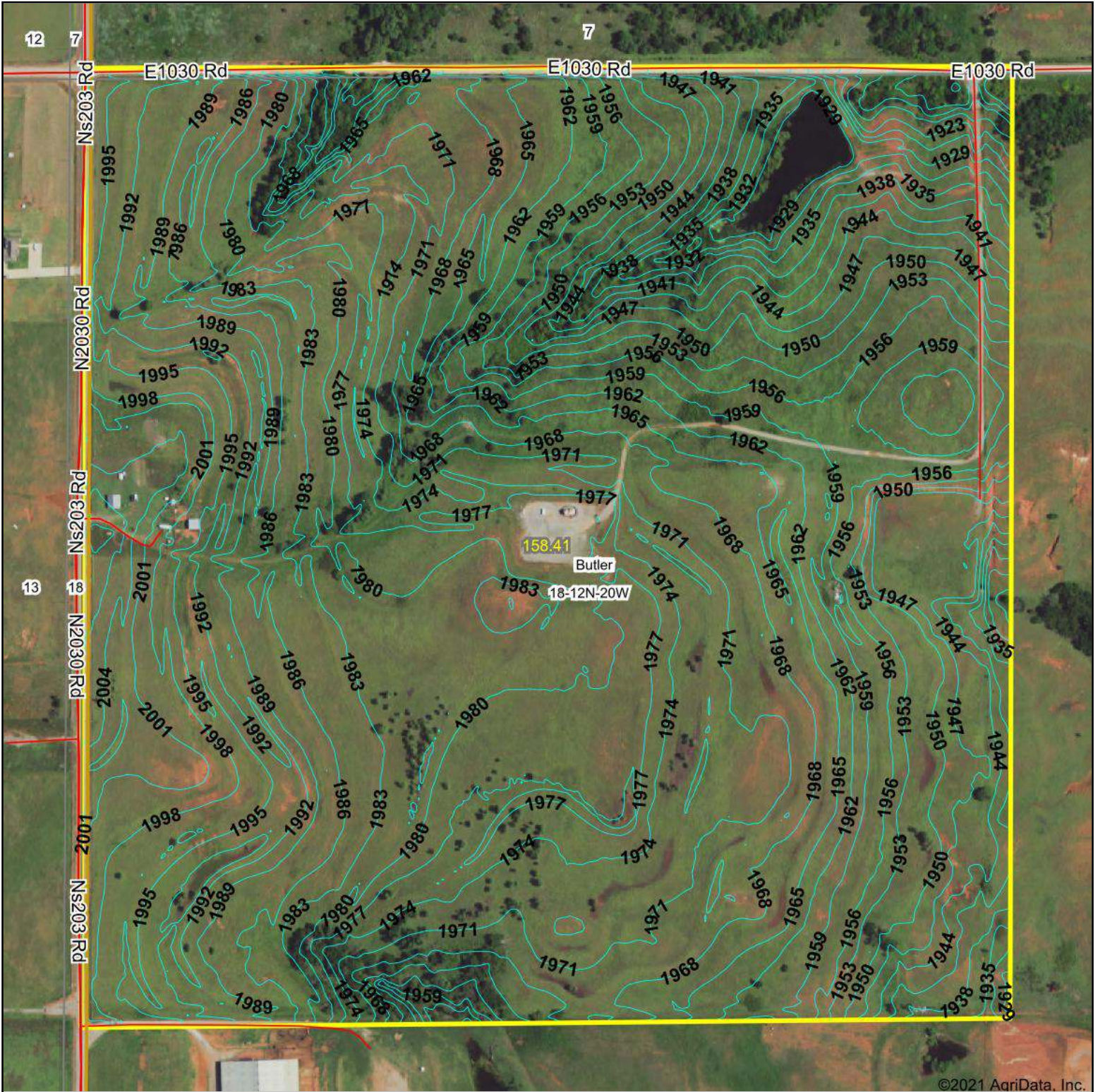
Map Center: 35° 31' 0.62, -99° 25' 14.19



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TOPOGRAPHY MAP

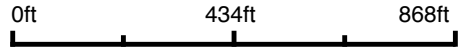
TRACTS 5-6



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Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 1,909.1
 Max: 2,012.3
 Range: 103.2
 Average: 1,969.3
 Standard Deviation: 19.09 ft



18-12N-20W
 Custer County
 Oklahoma

11/5/2021

Map Center: 35° 31' 11.07, -99° 21' 34.97

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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TOPOGRAPHY MAP

TRACT 7



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Real Estate and Auction Company, Inc.

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Source: USGS 3 meter dem
Interval(ft): 1.0
Min: 1,962.5
Max: 1,964.3
Range: 1.8
Average: 1,963.6
Standard Deviation: 0.46 ft

0ft 70ft 141ft



11/5/2021

12-12N-21W
Roger Mills County
Oklahoma

Map Center: 35° 31' 42.47, -99° 22' 22.02



FLOOD ZONE MAPS



TIMED ONLINE ONLY

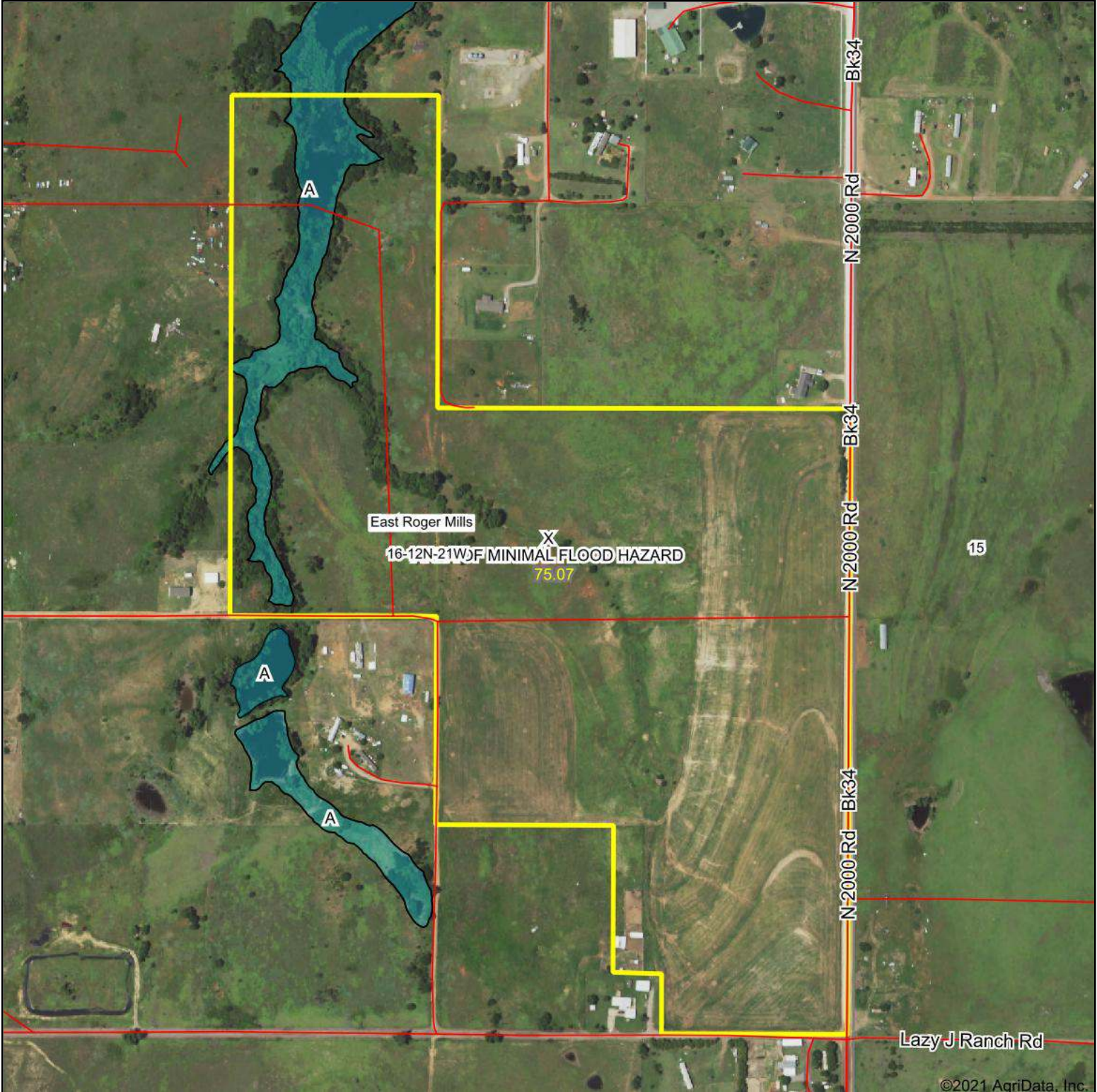
VIRTUAL

LIVE WITH ONLINE

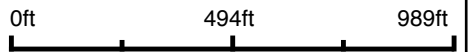
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FLOOD ZONE MAP

TRACTS 1-4



Map Center: 35° 31' 0.62, -99° 25' 14.19



16-12N-21W
Roger Mills County
Oklahoma



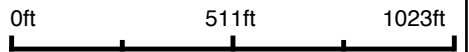
11/5/2021

FLOOD ZONE MAP

TRACTS 5-6



Map Center: 35° 31' 11.07, -99° 21' 34.97



18-12N-20W
Custer County
Oklahoma



11/5/2021



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Flood related information provided by FEMA

FLOOD ZONE MAP

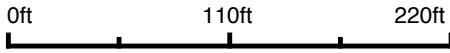
TRACT 7



©2021 AgriData, Inc.



Map Center: 35° 31' 42.47, -99° 22' 22.02



12-12N-21W
Roger Mills County
Oklahoma



11/5/2021



Flood related information provided by FEMA



COUNTY ASSESSOR'S RECORDS



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COUNTY ASSESSOR'S RECORDS

TRACTS 1 & 2



Roger Mills

Assessment Property Record Card

Data provided by Sarah Batterton County Assessor

Date 11/03/2021
Time 12:00:03
Page 1

Assessment Data					Primary Image						
Account 650000521 Parcel ID 0000-16-12N-21W-4-001-50 Cadastral ID 650616490616400015 Property Type REAL - Real Property Property Class RA Tax Area 104 - I-66 HAMMON-RURAL Name ID 77512 WRIGHT,MARGARET TEST TRUST FIRST BANK & TRST CO., TRSTEE BOKF NA.,ATTN: RPS JACOB BAILE PO BOX 24128 OKLAHOMA CITY OK 73124-					No Image On File						
Parcel Location Situs Subdivision Lot/Block / Sec/Twn/Rng 16 / 12 / 21 / 4 Neighborhood 2000 - RURAL GREEN REVAL AREA School District SI66 - Hammon											
Legal Description					Building Permits						
T12N R21W S16 35 AC TRACT DESCRIBED AS FOLLOWS:BEG AT NE/C SE4,TH S 00°49'53" W					Number		Description		Opened	Closed	Amount
Exemptions					Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					2479/389	WRIGHT,MARGARET TEST TRUST	09/22/2021	0	9		
					1959/134	BEUTLER,ALAN & RUBY	05/28/2009	75,000	1		
					1653/540	JONES,GEORGE ROY	08/30/2001				
					1595/595	JONES,ROY & OR LINDA F	10/20/1999	0			
					990/1		08/01/1988	0	0		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.650	Current Tax		
Remove Cap		Land Value	4,981	4,981	12%	598	Assessed	616	51.53		
Year Frozen		Improvements	1,764	149		18	Penalty	0			
New Construction	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID		Total Value	6,745	5,130		616	Total Taxable	616	52.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2020	2020-650000521	WRIGHT,MARGARET TEST TRUST			104	4,981	0	598	50.00		
2019	2019-650000521	WRIGHT,MARGARET TEST TRUST			104	4,981	0	598	50.00		
2018	2018-650000521	WRIGHT,MARGARET TEST TRUST			104	4,981	0	598	50.00		
2017	2017-650000521	WRIGHT,MARGARET TEST TRUST			104	4,981	0	598	50.00		
2016	2016-0000521	WRIGHT,MARGARET TEST TRUST			104	4,981	0	598	49.00		
2015	2015-0000521	WRIGHT,MARGARET TEST TRUST			104	4,981	0	598	50.00		
2014	2014-0000521	WRIGHT,MARGARET TEST TRUST			104	4,981	0	598	50.00		
2013	2013-0000521	WRIGHT,MARGARET TEST TRUST			104	4,981	0	598	51.00		

COUNTY ASSESSOR'S RECORDS

TRACTS 1 & 2



Roger Mills

Assessment Property Record Card

Data provided by Sarah Batterton County Assessor

Date 11/03/2021

Time 12:00:03

Page 2

Lot Data		-		Primary Image			
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value							
Residential Data							
Type Condition Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/Bathroom / Basement Area Garage Type Remodel Year/Eff Age /							
				GRM Approach			
				GRM Code Gross Rent Indicated Value			
				Multiple Regression			
				MRA Code Adjusted R Indicated Value			
				Direct Comparables			
				Selection Model Adjustment Model Comparables Indicated Value			
				Value Reconciliation			
				Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 4,981 Site Improvements 1,764 Total Value 6,745 0.00 Total Value Per SqFt			
Cost Approach		Manual Date : 01/2019					
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	+				
Total Area	x	Indicated Value	=				
Adjusted Cost	= 0	Value Per SqFt		0.00			
Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value

COUNTY ASSESSOR'S RECORDS

TRACTS 1 & 2



Roger Mills

Assessment Property Record Card

Data provided by Sarah Batterton County Assessor

Date 11/03/2021

Time 12:00:03

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Outbuildings/Site Improvements

650000521

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
LOAF	CATTLE SHED		36x14x0	Dirt	Formed Metal	504
Qual	3	Cond 3	Year 1980	Eff Age 41		
Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ 0% Func)		RCNLD
Base Cost (6.43 x 504)		3,241		3,241 2,917		324
POLE	BARN		34x16x0	Dirt	Formed Metal	544
Qual	3	Cond 2	Year 1980	Eff Age 49		
Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ 0% Func)		RCNLD
Base Cost (20.11 x 544)		10,940		10,940 9,846		1,094
LNT0	SHED		34x12x0	Dirt	Formed Metal	408
Qual	3	Cond 3	Year 1980	Eff Age 41		
Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ 0% Func)		RCNLD
Base Cost (8.49 x 408)		3,464		3,464 3,118		346

COUNTY ASSESSOR'S RECORDS

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Agland Inventory

650000521

Soil	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DAB	DALHART FINE SANDY LOAM, 1-3% SLOPES	CR	50			7.000	237	237	1,656	1,656
DAC	DALHART FINE SANDY LOAM, 3-5% SLOPES	CR	42			9.000	199	199	1,788	1,788
MA3	MANSKER COMPLEX, SEVERELY-ERODED		10			8.000	47	47	378	378
MBC	MANSKER LOAM, 2-5% SLOPES	CR	31			5.000	147	147	733	733
MC	MANSKER-POTTER COMPLEX	CR	15			6.000	71	71	426	426
CR Totals						35.000			4,981	4,981
Total Agland						35.000			4,981	4,981

COUNTY ASSESSOR'S RECORDS

TRACT 3



Roger Mills

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Assessment Data	Primary Image
<p>Account 650000523 Parcel ID 0000-16-12N-21W-4-002-50 Cadastral ID 650616490616400025 Property Type REAL - Real Property Property Class RA Tax Area 104 - I-66 HAMMON-RURAL Name ID 77512 WRIGHT,MARGARET TEST TRUST FIRST BANK & TRST CO., TRSTEE BOKF NA.,ATTN: RPS JACOB BAILE PO BOX 24128 OKLAHOMA CITY OK 73124-</p> <p>Parcel Location</p> <p>Situs Subdivision Lot/Block / Sec/Twn/Rng 16 / 12 / 21 / 4 Neighborhood 2000 - RURAL GREEN REVAL AREA School District SI66 - Hammon</p>	<p>No Image On File</p>

Legal Description	Building Permits										
<p>T12N R21W S16 S2 SE4 NE4</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <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					
Number	Description	Opened	Closed	Amount							

Exemptions	Sale History																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2479/389</td> <td>WRIGHT,MARGARET TEST TRUST</td> <td>09/22/2021</td> <td>0</td> <td>9</td> </tr> <tr> <td>1959/134</td> <td>BEUTLER,ALAN & RUBY</td> <td>05/28/2009</td> <td>75,000</td> <td>1</td> </tr> <tr> <td>1623/540</td> <td>JONES,GEORGE ROY</td> <td>08/30/2001</td> <td> </td> <td> </td> </tr> <tr> <td>1595/595</td> <td>JONES,ROY & OR LINDA F</td> <td>10/20/1999</td> <td>0</td> <td> </td> </tr> <tr> <td>1184/196</td> <td> </td> <td>01/01/1991</td> <td>5,330</td> <td>1</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2479/389	WRIGHT,MARGARET TEST TRUST	09/22/2021	0	9	1959/134	BEUTLER,ALAN & RUBY	05/28/2009	75,000	1	1623/540	JONES,GEORGE ROY	08/30/2001			1595/595	JONES,ROY & OR LINDA F	10/20/1999	0		1184/196		01/01/1991	5,330	1
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1184/196		01/01/1991	5,330	1																																					

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.650	Current Tax	
Remove Cap		Land Value	1,976	1,976	12%	Assessed	237	19.83	
Year Frozen		Improvements	0	0		Penalty	0		
New Construction	0	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID		Total Value	1,976	1,976		Total Taxable	237	20.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2020	2020-650000523	WRIGHT,MARGARET TEST TRUST	104	1,976	0	237	20.00	
2019	2019-650000523	WRIGHT,MARGARET TEST TRUST	104	1,976	0	237	20.00	
2018	2018-650000523	WRIGHT,MARGARET TEST TRUST	104	1,976	0	237	20.00	
2017	2017-650000523	WRIGHT,MARGARET TEST TRUST	104	1,976	0	237	20.00	
2016	2016-0000523	WRIGHT,MARGARET TEST TRUST	104	1,976	0	237	20.00	
2015	2015-0000523	WRIGHT,MARGARET TEST TRUST	104	1,976	0	237	20.00	
2014	2014-0000523	WRIGHT,MARGARET TEST TRUST	104	1,976	0	237	20.00	
2013	2013-0000523	WRIGHT,MARGARET TEST TRUST	104	1,976	0	237	20.00	

COUNTY ASSESSOR'S RECORDS

TRACT 3



Roger Mills

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Date 11/03/2021
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Lot Data	Primary Image																																																																		
<p>Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities</p> <p>Method Base Lot Value Factor Value Adjustments Lot Value</p>	<div style="border: 1px solid black; height: 100%; width: 100%;"></div>																																																																		
<p>Residential Data</p> <p>Type Condition Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/Rghln / Bed/Bathroom / Basement Area Garage Type Remodel Year/Eff Age /</p>																																																																			
<p>Cost Approach Manual Date : 01/2019</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Base Cost</td> <td style="width: 10%;">0.00</td> <td style="width: 20%;">Total Misc Impr</td> <td style="width: 10%;">+</td> <td style="width: 10%;">0</td> </tr> <tr> <td>Roofing Adj</td> <td>+</td> <td>0.00</td> <td>Garage Cost</td> <td>+</td> </tr> <tr> <td>Subfloor Adj</td> <td>+</td> <td>0.00</td> <td>Total RCN</td> <td>=</td> </tr> <tr> <td>Heat/Cool Adj</td> <td>+</td> <td>0.00</td> <td>Depreciation (0%)</td> <td>-</td> </tr> <tr> <td>Plumbing Adj</td> <td>+</td> <td>0.00</td> <td>Lump Sums</td> <td>+</td> </tr> <tr> <td>Basement Adj</td> <td>+</td> <td>0.00</td> <td>RCNLD</td> <td>=</td> </tr> <tr> <td>Adj Base Cost</td> <td>=</td> <td>0.00</td> <td>Lot Value</td> <td>+</td> </tr> <tr> <td>Total Area</td> <td>x</td> <td></td> <td>Indicated Value</td> <td>=</td> </tr> <tr> <td>Adjusted Cost</td> <td>=</td> <td>0</td> <td>Value Per SqFt</td> <td>0.00</td> </tr> </table>	Base Cost	0.00	Total Misc Impr	+	0	Roofing Adj	+	0.00	Garage Cost	+	Subfloor Adj	+	0.00	Total RCN	=	Heat/Cool Adj	+	0.00	Depreciation (0%)	-	Plumbing Adj	+	0.00	Lump Sums	+	Basement Adj	+	0.00	RCNLD	=	Adj Base Cost	=	0.00	Lot Value	+	Total Area	x		Indicated Value	=	Adjusted Cost	=	0	Value Per SqFt	0.00	<p>GRM Approach</p> <p>GRM Code Gross Rent Indicated Value</p> <p>Multiple Regression</p> <p>MRA Code Adusted R Indicated Value</p> <p>Direct Comparables</p> <p>Selection Model Adjustment Model Comparables Indicated Value</p> <p>Value Reconciliation</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Selected Approach</td> <td style="width: 30%;">Cost Approach</td> <td style="width: 40%;"></td> </tr> <tr> <td>Improvements</td> <td></td> <td></td> </tr> <tr> <td>Lot Value</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> <td style="text-align: right;">0.00 Per SqFt</td> </tr> <tr> <td>Agland Value</td> <td style="text-align: right;">1,976</td> <td></td> </tr> <tr> <td>Site Improvements</td> <td></td> <td></td> </tr> <tr> <td>Total Value</td> <td style="text-align: right;">1,976</td> <td style="text-align: right;">0.00 Total Value Per SqFt</td> </tr> </table>	Selected Approach	Cost Approach		Improvements			Lot Value			Indicated Value		0.00 Per SqFt	Agland Value	1,976		Site Improvements			Total Value	1,976	0.00 Total Value Per SqFt
Base Cost	0.00	Total Misc Impr	+	0																																																															
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COUNTY ASSESSOR'S RECORDS

TRACT 3



Roger Mills

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Agland Inventory

650000523

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DAB	DALHART FINE SANDY LOAM, 1-3% SLOPES	CR	50			6.000	237	237	1,419	1,419
CR Totals						6.000			1,419	1,419
MA3	MANSKER COMPLEX, SEVERELY-ERODED	NP	10			3.000	29	29	86	86
MC	MANSKER-POTTER COMPLEX	NP	15			6.000	43	43	257	257
QWE	QUINLAN-WOODWARD LOAMS, 5-20% SLOPES	NP	15			5.000	43	43	214	214
NP Totals						14.000			557	557
Total Agland						20.000			1,976	1,976

COUNTY ASSESSOR'S RECORDS

TRACT 4



Roger Mills

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Assessment Data					Primary Image						
Account 650000511 Parcel ID 0000-16-12N-21W-1-005-50 Cadastral ID 650616190616100055 Property Type REAL - Real Property Property Class RA Tax Area 104 - I-66 HAMMON-RURAL Name ID 77512 WRIGHT,MARGARET TEST TRUST FIRST BANK & TRST CO., TRSTEE BOKF NA.,ATTN: RPS JACOB BAILE PO BOX 24128 OKLAHOMA CITY OK 73124-					No Image On File						
Parcel Location Situs Subdivision Lot/Block / Sec/Twn/Rng 16 / 12 / 21 / 1 Neighborhood 2000 - RURAL GREEN REVAL AREA School District SI66 - Hammon											
Legal Description					Building Permits						
T12N R21W S16 E2 SW4 NE4 & S2 SE4 NW4 NE4					Number		Description		Opened	Closed	Amount
Exemptions					Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					2479/389	WRIGHT,MARGARET TEST TRUST	09/22/2021	0	9		
					1959/134	BEUTLER,ALAN & RUBY	05/28/2009	75,000	1		
					1653/540	JONES,GEORGE ROY	08/30/2001				
					1595/595	JONES,ROY & OR LINDA F	10/20/1999	0			
					1283/37		06/01/1992	15,000	1		
Parcel Valuation											
Source	REAL	Fair Cash		Capped	Asmnt Level	Assessed	Levy Rate	83.650	Current Tax		
Remove Cap		Land Value	1,069	1,069	12%	128	Assessed	128	10.71		
Year Frozen		Improvements	0	0		0	Penalty	0			
New Construction	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID		Total Value	1,069	1,069		128	Total Taxable	128	11.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2020	2020-650000511	WRIGHT,MARGARET TEST TRUST			104	1,069	0	128	11.00		
2019	2019-650000511	WRIGHT,MARGARET TEST TRUST			104	1,069	0	128	11.00		
2018	2018-650000511	WRIGHT,MARGARET TEST TRUST			104	1,069	0	128	11.00		
2017	2017-650000511	WRIGHT,MARGARET TEST TRUST			104	1,069	0	128	11.00		
2016	2016-0000511	WRIGHT,MARGARET TEST TRUST			104	1,069	0	128	11.00		
2015	2015-0000511	WRIGHT,MARGARET TEST TRUST			104	1,069	0	128	11.00		
2014	2014-0000511	WRIGHT,MARGARET TEST TRUST			104	1,069	0	128	11.00		
2013	2013-0000511	WRIGHT,MARGARET TEST TRUST			104	1,069	0	128	11.00		

COUNTY ASSESSOR'S RECORDS

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Lot Data	Primary Image																																													
<ul style="list-style-type: none"> Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value 	<div style="border: 1px solid black; height: 300px; width: 100%;"></div>																																													
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Base Cost	0.00	Total Misc Impr	+	0																																										
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TRACT 4



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Agland Inventory

650000511

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MC	MANSKER-POTTER COMPLEX	NP	15			10.000	43	43	428	428
QWE	QUINLAN-WOODWARD LOAMS, 5-20% SLOPES	NP	15			15.000	43	43	641	641
NP Totals						25.000			1,069	1,069
Total Agland						25.000			1,069	1,069

COUNTY ASSESSOR'S RECORDS

TRACTS 5-6



Data provided by County Assessor
Property Information - Date 11/03/2021

The County Assessor's Office has made every effort to insure the accuracy of the data contained on this website; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair market value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this website.

The County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this website or by any use of this website.

Assessment Data			Primary Image							
Account	200002178									
Parcel ID	0000-18-012-020-B-000-00									
Cadastral ID	0000-012-020-18-B-000-00									
Property Type	REAL - Real Property									
Property Class	RA									
Tax Area	110 - JI-66RogerMills									
Lot Size	160.00 - Acres									
Owners Name	WRIGHT MARGARET TESTAMENTARY T C/O BOCF / ATTN: RPS P.O.BOX 24128 OKLAHOMA CITY OK 73124-0000									
Parcel Location							\Pictures\0000-18-012-020-B-000-00.jpg Image Date 5/23/2018			
Situs	10322 N 2030 RD									
Subdivision										
Lot/Block	/									
Sec/Twn/Rng	18 - 12N - 20W - 0									
Neighborhood	200000 - RURAL AG									
Legal Description										
18-12-20 NW/4										
Valuation	Current Year	2020	Tax Detail (Millages)		%	Mills	Dollar			
Land Value	22,199	22,199	C001	Custer County General						
Improvements	16,356	16,356		COUNTY GENERAL	12.4	10.28	38.45			
Mobile Home	0	0		LIBRARY	5.0	4.11	15.37			
Fair Market Value	38,555	38,555		4 MILL	5.0	4.11	15.37			
Taxable Value - Capped	34,091	33,099		COUNTY HEALTH	2.5	2.06	7.70			
Assement Ratio	11%	11%	J1-66Rog	J1-66RogerMills						
Gross Assessed	3,750	3,641		SCH GENERAL	43.1	35.61	133.18			
Exemptions	0	0		SCH SINKING	11.0	9.05	33.85			
Net Assessed	3,750	3,641		SCH BUILDING	6.2	5.09	19.04			
Tax Rate	82.6200	82.6200	VT12	VoTech V-12						
Estimated Taxes	309.00	301.00		VOTECH GENERAL	12.4	10.26	38.37			
				VOTECH BUILDING	2.5	2.05	7.67			

COUNTY ASSESSOR'S RECORDS

TRACTS 5-6



Data provided by County Assessor
Property Information - Date 11/03/2021

Sale History							
Instrument	Book	Page	Grantor	Date	Price	Code	
1261-602	1261	602	SHARON BANDY	12/2004	144,000	QV	
1218-795	1218	795	SHERRY KOYM ETVIR	09/2003	90,000	Q	
1067-582	1067	582	JAMES & SHERRY MC CULLOCK	04/1999	0	U	
1067-582	1067	582	JAMES & SHERRY MC CULLOCK	04/1999	0	U	

Billed History								
Tax Year	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2020	WRIGHT MARGARET TESTAMENTARY T			110	38,555	0	3,641	301.00
2019	WRIGHT MARGARET TESTAMENTARY T			110	32,135		3,535	291.00
2018	WRIGHT MARGARET TESTAMENTARY T			110	32,135		3,535	289.00
2017	WRIGHT MARGARET TESTAMENTARY T			110	32,135		3,535	290.00
2016	WRIGHT MARGARET TESTAMENTARY T			110	32,135		3,535	288.00
2015	WRIGHT MARGARET TESTAMENTARY T			110	32,245		3,480	286.00
2014	WRIGHT MARGARET TESTAMENTARY T			110	32,245		3,379	279.00
2013	WRIGHT MARGARET TESTAMENTARY T			110	32,245		3,281	276.00
2012	WRIGHT MARGARET TESTAMENTARY T			110	28,952		3,185	269.00
2011	WRIGHT MARGARET TESTAMENTARY T			110	28,343		3,080	227.00
2010	WRIGHT MARGARET TESTAMENTARY T			110	26,876		2,934	232.00
2009	WRIGHT MARGARET TESTAMENTARY T			110	26,876		2,934	216.00

Residential Improvements									
Card	Improvement Type	Condition	Quality	Year	Exterior Wall	HVAC	Bed/Bath	Base Area	Total Area
1	1 Single Family Residence	4 - Good	1 - Low	1950	100% Frame, Siding, Metal	100% Warmed & Cooled Air	3 / 1.0	1,080	1,080
				1950					

Outbuildings								
Bldg	Improvement Type	Condition	Quality	Year	Exterior Wall	Roof	Dimensions	Total Area
1	Barn - General Purpose	3 - Frame, Siding, Vinyl	1-Low	1970	Galvanized Metal	Gable Galvanized Metal	30x30x0	900

COUNTY ASSESSOR'S RECORDS

TRACTS 5-6



Data provided by County Assessor
Property Information - Date 11/03/2021

Attached Images

Image ID 13740
Image Date 9/23/2020



Sketch Image. Saved : 09/23/2020 07:23:19P

COUNTY ASSESSOR'S RECORDS

TRACT 7



Roger Mills

Assessment Property Record Card

Data provided by Sarah Batterton County Assessor

Date 11/03/2021
Time 11:59:45
Page 1

Assessment Data					Primary Image														
Account	650000454																		
Parcel ID	0200-12-00C-000-1-036-00																		
Cadastral ID	650612102000000360																		
Property Type	REAL - Real Property																		
Property Class	UR																		
Tax Area	201 - I-66 HAMMON-CARPENTER																		
Name ID	77512																		
WRIGHT,MARGARET TEST TRUST																			
FIRST BANK & TRST CO., TRSTEE																			
BOKF NA.,ATTN: RPS JACOB BAILE																			
PO BOX 24128																			
OKLAHOMA CITY	OK 73124-																		
Parcel Location					11/6/2020														
Situs																			
Subdivision	CARPENTER ORIG TOWN																		
Lot/Block	/ 000C																		
Sec/Twn/Rng	/ / /																		
Neighborhood	1 - HAMMON OT, SISSON-THURMON WEST END																		
School District	SI66 - Hammon																		
Legal Description					Building Permits														
CARPENTER ORIG TOWN 140' X 100' IN NE/C BLK C					<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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					2479/389	WRIGHT,MARGARET TEST TRUST	09/22/2021		0 9										
					1695/265	WRIGHT,MARGARET TESTAMENTARY	12/02/2002												
					1673/479	WRIGHT,MARGARET TESTAMENTARY	03/20/2002												
					1655/493	WRIGHT,MARGARET	09/25/2001												
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.650	Current Tax										
Remove Cap			Land Value	1,100	1,100	12%	Assessed	10,842	906.93										
Year Frozen			Improvements	103,987	89,249		Penalty	0											
New Construction	0		Mobile Home	0	0		Exemption	0	0.00										
TIF Project ID			Total Value	105,087	90,349		Total Taxable	10,842	907.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2020	2020-650000454	WRIGHT,MARGARET TEST TRUST			201	125,586	0	10,326	864.00										
2019	2019-650000454	WRIGHT,MARGARET TEST TRUST			201	113,555	0	9,834	819.00										
2018	2018-650000454	WRIGHT,MARGARET TEST TRUST			201	113,555	0	9,366	777.00										
2017	2017-650000454	WRIGHT,MARGARET TEST TRUST			201	113,555	0	8,920	741.00										
2016	2016-0000454	WRIGHT,MARGARET TEST TRUST			201	69,855	0	8,383	692.00										
2015	2015-0000454	WRIGHT,MARGARET TEST TRUST			201	69,855	0	8,383	696.00										
2014	2014-0000454	WRIGHT,MARGARET TEST TRUST			201	69,855	0	8,383	701.00										
2013	2013-0000454	WRIGHT,MARGARET TEST TRUST			201	69,855	0	8,383	713.00										

COUNTY ASSESSOR'S RECORDS

TRACT 7



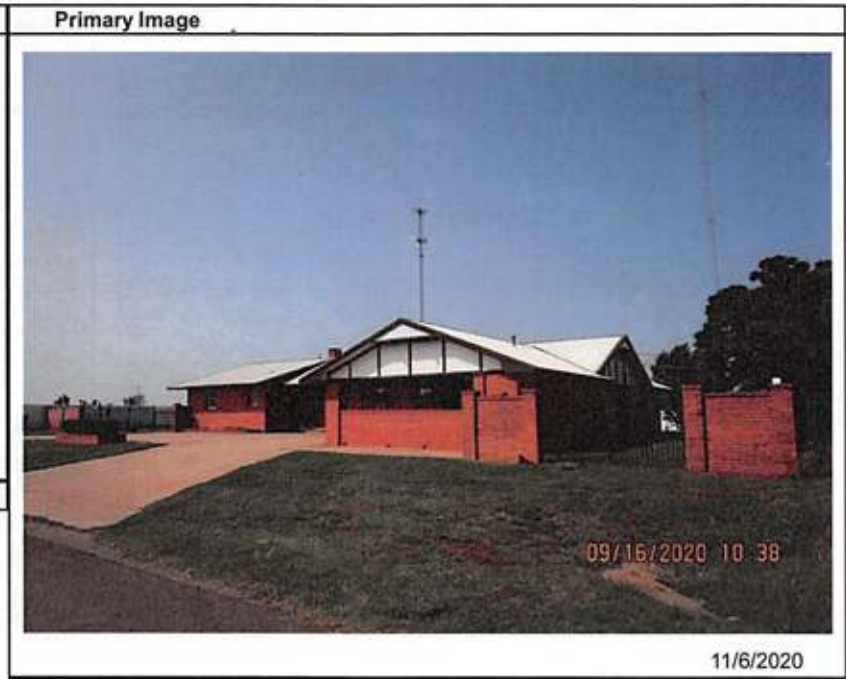
Roger Mills

Assessment Property Record Card

Data provided by Sarah Batterton County Assessor

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Page 2

Lot Data	Units-Buildable - 1/Units-Buildable
Lot Size	140 x 100
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	1
Street Access	
Utilities	
Amenities	
Method	
Base Lot Value	1,100.00 x 1.00 = 1,100
Factor Value	
Adjustments	
Lot Value	1,100



Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	11 RANCH
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,163 / 2,163
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,163
Fixture/Rghln	/
Bed/Bathroom	2 / 2.0
Basement Area	
Garage Type	480 Carport - Gable Roof
Remodel	
Year/Eff Age	1975 / 46

GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	
Adjustment Model	
Comparables	
Indicated Value	

Cost Approach Manual Date : 01/2019

Base Cost	75.57	Total Misc Impr	+ 7,053
Roofing Adj	+ 3.87	Garage Cost	+ 4,309
Subfloor Adj	+ -1.65	Total RCN	= 212,218
Heat/Cool Adj	+ 10.50	Depreciation (51%)	- 108,231
Plumbing Adj	+ 4.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 103,987
Adj Base Cost	= 92.86	Lot Value	+ 1,100
Total Area	x 2,163	Indicated Value	= 105,087
Adjusted Cost	= 200,856	Value Per SqFt	48.58

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	103,987		
Lot Value	1,100		
Indicated Value	105,087	48.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	105,087	48.58	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SLBO	Open Slab Porch	682	20x20	1975	400	6.01		2,404
SLBC	Slab Porch with Roof	683	32x4	1975	128	21.18		2,711
YSWD	Strg	14618	24x5	1975	120	16.15		1,938

COUNTY ASSESSOR'S RECORDS

TRACT 7



Roger Mills

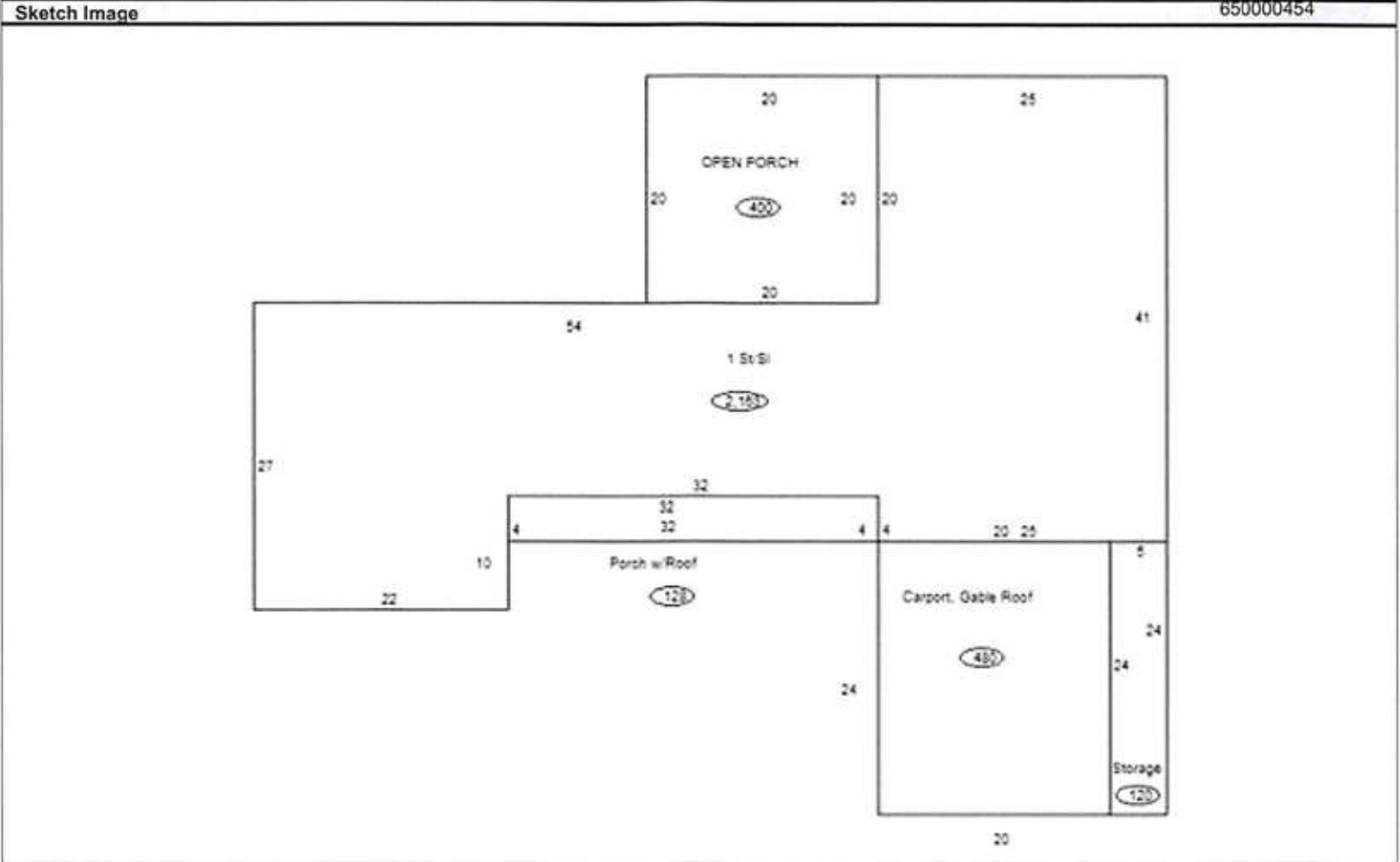
Assessment Property Record Card

Data provided by Sarah Batterton County Assessor

Date 11/03/2021

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Sketch Vector Information								
Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,163	1.000	2,163
2	G	3		13	Carport, Gable Roof	480	1.000	480
3	M	SLBO		13	OPEN PORCH	400	1.000	400
4	M	SLBC		13	Porch w/Roof	128	1.000	128
5	M	YSWD		13	Storage	120	1.000	120
Total Building Area						2,163		2,163

COUNTY ASSESSOR'S RECORDS

TRACT 7



Roger Mills

Assessment Property Record Card

Data provided by Sarah Batterton County Assessor

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Sketch Image

650000454



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,163	1.000	2,163
2	G	3		13	Carport, Gable Roof	480	1.000	480
3	M	SLBO		13	OPEN PORCH	400	1.000	400
4	M	SLBC		13	Porch w/Roof	128	1.000	128
5	M	YSWD		13	Storage	120	1.000	120
Total Building Area						2,163		2,163



TAX STATEMENTS



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TAX STATEMENT

TRACTS 1 & 2

Tax Roll Inquiry

Roger Mills County Treasurer



Cassie Drake, Treasurer
500 East Broadway Ste 9 PO Box 340 Cheyenne, OK
73628
Phone: 580-497-3349
Fax: 580-497-3211
E-Mail: rogermillstreas@gmail.com



Owner Name and Address

WRIGHT, MARGARET TEST TRUST
BOKF, NA., ATTN: RPS JACOB BAILEY
P O BOX 24128
OKLAHOMA CITY OK 73124-0000

Taxroll Information

Tax Year : 2020
Property ID : 0000-16-12N-21W-4-001-50
Location :
School District : 1066 I-66 HAMMON - RURAL
Type of Tax : Real Estate Mills : 83.65
Tax ID : 521

Legal Description and Other Information:

T12N R21W S16 35 AC TRACT DESCRIBED AS FOLLOWS: BEG AT NE/C SE4, TH S 00*49'53" W ALNG E LINE 1323.11 TO S LINE OF NE4 SE4, TH N88*46'41" W ALNG S LINE 588.33', TH N 00*39'20" E 190.10', TH N 87*32'59" W 154.21', TH N 00*50'24" E 465.42', TH N 88*59'18 W 566.88' TO W LINE OF NE4 SE4, TH N 00*50'55" W ALNG W LINE 656.75' TO PT ON N LINE OF NE4 SE4, TH S 89*11'55"E ALNG N LINE 1309.66' TO POB 35.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	598	Base Tax	50.00
Improvements	0	Penalty	0.00
Net Assessed	598	Fees	0.00
		Payments	50.00
		Total Paid	50.00
		Total Due	0.00

TAX STATEMENT

TRACT 3

Tax Roll Inquiry

Roger Mills County Treasurer



Cassie Drake, Treasurer
500 East Broadway Ste 9 PO Box 340 Cheyenne, OK
73628
Phone: 580-497-3349
Fax: 580-497-3211
E-Mail: rogermillstreas@gmail.com



Owner Name and Address

WRIGHT, MARGARET TEST TRUST
BOKF, NA., ATTN: RPS JACOB BAILEY
P O BOX 24128
OKLAHOMA CITY OK 73124-0000

Taxroll Information

Tax Year : 2020
Property ID : 0000-16-12N-21W-4-002-50
Location :
School District : 1066 I-66 HAMMON - RURAL
Type of Tax : Real Estate Mills : 83.65
Tax ID : 523

Legal Description and Other Information:

T12N R21W S16 S2 SE4 NE4 20.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	237	Base Tax	20.00
Improvements	0	Penalty	0.00
Net Assessed	237	Fees	0.00
		Payments	20.00
		Total Paid	20.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/16/2020	2824	Check	Taxes	20.00	FIRST BANK AND TRUST->Check# 1553

TAX STATEMENT

TRACT 4

Tax Roll Inquiry

Roger Mills County Treasurer



Cassie Drake, Treasurer
500 East Broadway Ste 9 PO Box 340 Cheyenne, OK
73628
Phone: 580-497-3349
Fax: 580-497-3211
E-Mail: rogermillstreas@gmail.com



Owner Name and Address

WRIGHT, MARGARET TEST TRUST
BOKF, NA., ATTN: RPS JACOB BAILEY
P O BOX 24128
OKLAHOMA CITY OK 73124-0000

Taxroll Information

Tax Year : 2020
Property ID : 0000-16-12N-21W-1-005-50
Location :
School District : 1066 I-66 HAMMON - RURAL
Type of Tax : Real Estate Mills : 83.65
Tax ID : 511

Legal Description and Other Information:

T12N R21W S16 E2 SW4 NE4 & S2 SE4 NW4 NE4 25.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	128	Base Tax	11.00
Improvements	0	Penalty	0.00
Net Assessed	128	Fees	0.00
		Payments	11.00
		Total Paid	11.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/16/2020	2821	Check	Taxes	11.00	FIRST BANK AND TRUST->Check# 1553

TAX STATEMENT

TRACTS 5-6

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
675 B Street, Suite 101, Arapaho, OK 73620
Phone: 580-323-2292
Fax: 580-323-2295
E-Mail: treasurer@custercountyok.org



Owner Name and Address

WRIGHT MARGARET TESTAMENTARY T
% BOCF
ATTN: RPS
PO BOX 24128
OKLAHOMA CITY OK 73124-0000

Taxroll Information

Tax Year : 2020
Property ID : 0000-18-012-020-B-000-00
Location : RURAL JI-66
School District : J66 ROGER MILLS Mills : 82.62
Type of Tax : Real Estate
Tax ID : 2178

Legal Description and Other Information:

18-12-20 NW/4 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1842	Base Tax	301.00
Improvements	1799	Penalty	0.00
Net Assessed	3641	Fees	0.00
		Payments	301.00
		Total Paid	301.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/17/2020	7522	Check	Taxes	301.00	FIRST BANK & TRUST CO.->Check# 1548

TAX STATEMENT

TRACT 7

Tax Roll Inquiry

Roger Mills County Treasurer



Cassie Drake, Treasurer
500 East Broadway Ste 9 PO Box 340 Cheyenne, OK
73628
Phone: 580-497-3349
Fax: 580-497-3211
E-Mail: rogermillstreas@gmail.com



Owner Name and Address

WRIGHT, MARGARET TEST TRUST
BOKF, NA., ATTN: RPS JACOB BAILEY
P O BOX 24128
OKLAHOMA CITY OK 73124-0000

Taxroll Information

Tax Year : 2020
Property ID : 0200-12-00C-000-1-036-00
Location :
School District : 1066 I-66 HAMMON - RURAL
Type of Tax : Real Estate Mills : 83.65
Tax ID : 454

Legal Description and Other Information:

140' X 100' IN NE/C BLK C

Assessed Valuations	Amount	Tax Values	Amount
Land	132	Base Tax	864.00
Improvements	10194	Penalty	0.00
Net Assessed	10326	Fees	0.00
		Payments	864.00
		Total Paid	864.00
		Total Due	0.00


Date	Receipt	Paid With	Payment For	Amount	Paid By
12/16/2020	2823	Check	Taxes	864.00	FIRST BANK AND TRUST->Check# 1553



PROPERTY PHOTOS



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TRACTS 1-4



TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 3



TRACT 3



TRACT 4



TRACT 5



TRACT 5



TRACT 5



TRACT 5



TRACT 5



TRACT 6



TRACT 6



TRACT 6



TRACT 7



TRACT 7



TRACT 7





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