



Beds N/A	Baths 1	Sale Price \$356,000	Sale Date 12/01/2020
Bldg Sq Ft N/A	Lot Sq Ft 7,840,800	Yr Built 1940	Type AGR-NEC

OWNER INFORMATION

Owner Name	Seals Rocky L Jr	Tax Billing Zip	74301
Tax Billing Address	426807 E 230 Rd	Tax Billing Zip+4	8005
Tax Billing City & State	Vinita, OK		

LOCATION INFORMATION

School District Name	Rural	Township Range Sect	26N-17E-19
Census Tract	1722.00		

TAX INFORMATION

Tax Parcel	0000-19-26N-17E-1-004-00		
Legal Description	SEC 19-26N-17E SWNE,E2SESW,S ENESW,NWNESE, NWSESE,SWSE,S2NESE,NENWSE , S2NWSE.		

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Taxable Assessment - Total	\$4,399	\$5,501	\$5,488
Taxable Assessment- Land	\$4,399	\$5,424	\$5,411
Taxable Assessment - Improved		\$77	\$77
YOY Assessed Change (\$)	-\$1,102	\$13	
YOY Assessed Change (%)	-20.03%	0.24%	
Total Assessment	\$36,662	\$45,840	\$45,727
Land Assessment	\$36,662	\$45,200	\$45,089
Improved Assessment		\$640	\$638
Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$491		
2019	\$513	\$22	4.48%
2020	\$511	-\$2	-0.39%

CHARACTERISTICS

Land Use - County	Rural Ag	Condition	Fair
Land Use - Universal	Agricultural (NEC)	Heat Type	Space
Lot Acres	180	Quality	Fair
Lot Area	7,840,800	Total Rooms	5
# of Buildings	1	Total Baths	1
Building Type	Agricultural	Full Baths	1
Foundation	Standard	Porch	Open Porch
Roof Type	Gable	Porch Type	Open Porch
Roof Material	Composition Shingle	Year Built	1940
Roof Shape	Gable	Effective Year Built	1940

ESTIMATED VALUE

Value As Of	09/22/2021		
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LISTING INFORMATION

MLS Listing Number	1932049	MLS Current List Price	\$450,000
MLS Status	Expired	MLS Orig. List Price	\$450,000
MLS Status Change Date	03/02/2020	Listing Agent Name	175561-Brian Evans
MLS Listing Date	09/01/2019	Listing Broker Name	UNITED COUNTRY - WILLIS REAL TY

MLS Listing #	1826344
MLS Status	Expired
MLS Listing Date	07/16/2018
MLS Listing Price	\$495,000

MLS Orig Listing Price	\$495,000
MLS Listing Expiration Date	07/16/2019

LAST MARKET SALE & SALES HISTORY			
Recording Date	12/09/2020	Seller	Steidley John W & Larena J
Closing Date	12/01/2020	Document Number	860-608
Sale Price	\$356,000	Deed Type	Warranty Deed
Owner Name	Seals Rocky L Jr		

Recording Date	12/09/2020	09/29/2015			
Closing Date	12/01/2020	09/22/2015	09/26/2007	07/14/2005	03/07/1994
Sale Price	\$356,000	\$261,000	\$189,000	\$153,000	\$75,000
Buyer Name	Seals Rocky L Jr	Steidley John & Larena J	Almand Tim	Jackson Joshua & Crystal	Curtis Russell H
Seller Name	Steidley John W & Larena J	Albert A F Living Trust	Jackson Josh & Crystal	Curtis Russell H	Kempton Steven S
Document Number	860-608	822-231	755-555	731-845	613-389
Document Type	Warranty Deed	Warranty Deed Joint Tenant	Warranty Deed	Warranty Deed	Deed (Reg)

MORTGAGE HISTORY				
Mortgage Date	12/09/2020	12/09/2020	09/29/2015	09/29/2015
Mortgage Amount	\$178,000	\$178,000	\$140,483	\$123,000
Mortgage Lender	Arvest Bk	United States Dept/Agriculture	Regent Bk	Farm Svc Agcy US Dept/Agriculture
Mortgage Code	Conventional	Conventional	Conventional	Conventional

