



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	660002987			<p>C:\Users\RLN\Pictures\2018-05-17 05-17-18\05-17-18 014.JPG 5/17/2018</p>				
Parcel ID	21N15E-04-3-00000-000-0000							
Cadastral ID	04-21-15-00100							
Property Type	REAL - Real Property							
Property Class	RA	VI Area	4					
Tax Area	7 - OWASSO/LIMESTONE FIRE							
Name ID	115364							
MINOR, RAY								
20066 S 4092 RD CLAREMORE OK 74019-0000								
Parcel Location								
Situs	06263 E 480 RD							
Subdivision								
Lot/Block	/	Parcel Size	28.49 - Acres					
Sec/Twn/Rng	4 / 21 / 15 / 3							
Neighborhood	6070 - UNPLATTED							
School District	S021 - OWASSO SCHOOLS							
Legal Description Lat/Long: 36.32387454 -95.71739706								
E2 E2 SW SW & W2 SE SW LESS A TR IN SE SW SE SW DESC; BEG IN SE/C S E SW SE SW N 25' TO POB W 10' N 20' E 10' S 20' TO POB; LESS E 412' OF S 159' OF W/2 SE/4 SW/4.								
Building Permits								
Number	Description	Opened	Closed	Amount				
R20	R22- CELL TOWERS	05/2019	12/2021					
Exemptions								
Code	Type	Active	Maximum	Exemption				
Sale History								
Bk/Pg	Grantor	Date	Price	Code				
Parcel Valuation								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax
Remove Cap	0	Land Value	2,328	2,328	11%	256	Assessed	7,876 854.85
Year Frozen	0	Improvements	74,936	69,276		7,620	Penalty	0
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00
TIF Project ID	0	Total Value	77,264	71,604		7,876	Total Taxable	7,876 855.00
Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660002987	MINOR, RAY	7	74,231	0	7,647	830.00	
2024	2024-660002987	MINOR, RAY	7	71,264	0	7,425	819.00	
2023	2023-660002987	MINOR, RAY	7	66,389	0	7,208	778.00	
2022	2022-660002987	MINOR, RAY	7	63,622	0	6,998	786.00	
2021	2021-660002987	MINOR, RAY	7	70,860	0	7,795	865.00	
2020	2020-660002987	MINOR, RAY	7	70,427	0	7,716	855.00	
2019	2019-660002987	MINOR, RAY	7	68,107	0	7,492	831.00	
2018	2018-660002987	MINOR, RAY	7	73,806	0	7,711	828.00	
2017	2017-660002987	MINOR, RAY	7	73,008	0	7,487	811.00	
2016	2016-660002987	MINOR, RAY	7	71,020	0	7,269	788.00	
2015	2015-660002987	MINOR, RAY	7	69,268	0	7,057	770.00	
2014	2014-660002987	MINOR, RAY	7	72,305	0	6,851	754.00	
2013	2013-660002987	MINOR, RAY	7	69,287	0	6,652	718.00	



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,280 / 1,728
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,280
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 39

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	60,048
Lot Value	
Indicated Value	60,048 34.75 Per SqFt
Agland Value	2,328
Site Improvements	14,888
Total Value	77,264 44.71 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	52.24	Total Misc Impr	+ 0
Roofing Adj	+ 3.43	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 120,096
Heat/Cool Adj	+ 10.30	Depreciation (50%)	- 60,048
Plumbing Adj	+ 3.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 60,048
Adj Base Cost	= 69.50	Lot Value	+ 0
Total Area	x 1,728	Indicated Value	= 60,048
Adjusted Cost	= 120,096	Value Per SqFt	34.75

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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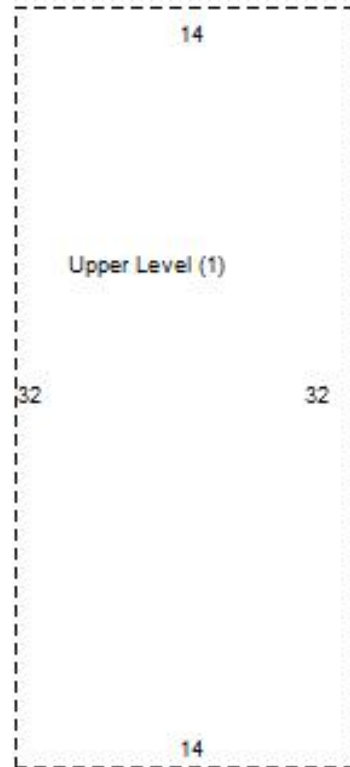
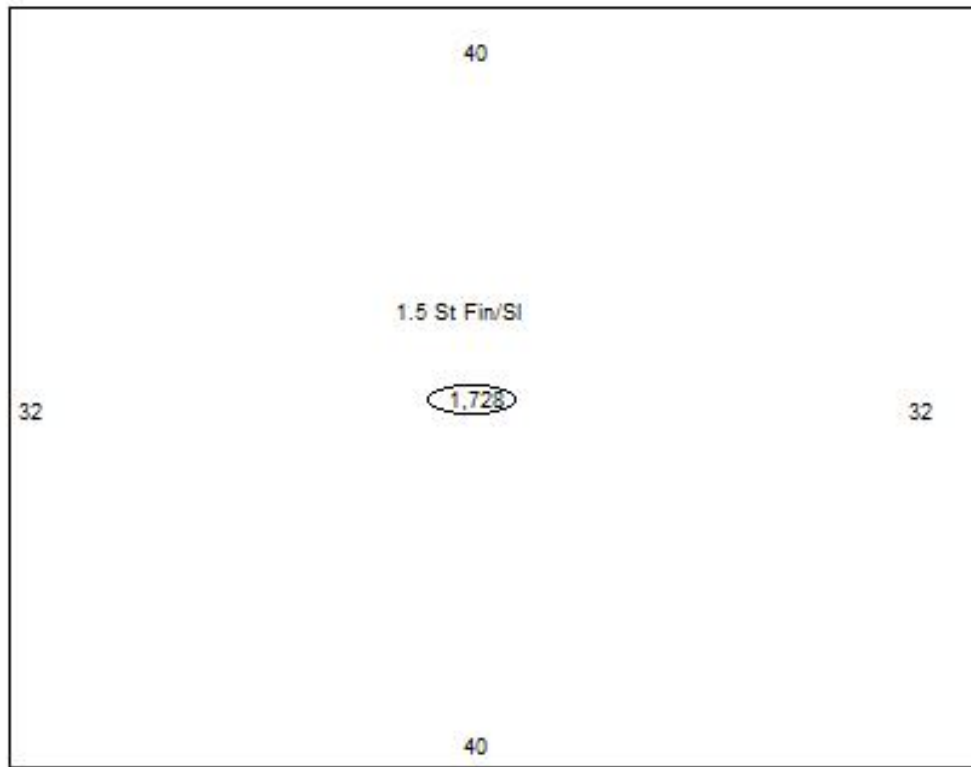
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	1,280	1.350	1,728
2	U	^UL		10	Upper Level (1)	448	1.000	448
Total Building Area						1,280		1,728



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,680
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.56 x 1,680)	16,061		16,061	12,849	3,212
	UTIL	SHOP	0x0x0			1,200
	Qual 1	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (27.80 x 1,200)	33,360		33,360	21,684	11,676



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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
RS	ROUGH STONY LAND	TMBR	20		0	2.000	36	36	72	72
SO	SOGN SOILS	TMBR	15		0	9.000	27	27	243	243
TMBR Totals						11.000			315	315
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45		0	13.500	126	126	1,701	1,701
SO	SOGN SOILS	IMP PST	15		0	3.000	42	42	126	126
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67		0	.990	188	188	186	186
IMP PST Totals						17.490			2,013	2,013
Total Agland						28.490			2,328	2,328