



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:27:46  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660008144 <b>Parcel ID</b> 000000-00-0-00120-001-0024 <b>Cadastral ID</b> 08-21-17-01800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 291681 COOKSEY, JON R &  SANDRA L 20835 CAREFREE VALLEY CLAREMORE OK 74019-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 20835 S CAREFREE DR <b>Subdivision</b> CAREFREE VALLEY <b>Lot/Block</b> 0024 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 8 / 21 / 17 / 5 <b>Neighborhood</b> 1070 - R-V03-SE JUSTUS-SEQUOYAH <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.31085487 -95.52165273					<b>Building Permits</b>																																																	
LOT 24 BLOCK 1 CAREFREE VALLEY AMD					<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																																																		
<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					1765/723	DANIELS, JACK & SANDRA	03/31/2006	145,000	YES																																													
					1487/464	HURD, SANDRA K	04/30/2003	0	4																																													
					1088/797	HARDIN, JOHN L	11/17/1997	97,500	Yes																																													
					860/271	CARRINO, DAVID J	08/05/1991	78,500	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>93.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2007</td> <td>Land Value 93,129</td> <td>41,808</td> <td>11%</td> <td>4,599</td> <td>Assessed</td> <td>24,275</td> <td>2,258.79</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 182,706</td> <td>178,871</td> <td> </td> <td>19,676</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 275,835</td> <td>220,679</td> <td> </td> <td>24,275</td> <td>Total Taxable</td> <td>24,275</td> <td>2,259.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax	Remove Cap	2007	Land Value 93,129	41,808	11%	4,599	Assessed	24,275	2,258.79	Year Frozen	0	Improvements 182,706	178,871		19,676	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 275,835	220,679		24,275	Total Taxable	24,275	2,259.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax																																														
Remove Cap	2007	Land Value 93,129	41,808	11%	4,599	Assessed	24,275	2,258.79																																														
Year Frozen	0	Improvements 182,706	178,871		19,676	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 275,835	220,679		24,275	Total Taxable	24,275	2,259.00																																														
<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660008144	COOKSEY, JON R &	93	266,872	0	23,119	2,151.00																																															
2024	2024-660008144	COOKSEY, JON R &	93	288,955	0	22,018	2,189.00																																															
2023	2023-660008144	COOKSEY, JON R &	93	190,632	0	20,969	2,082.00																																															
2022	2022-660008144	COOKSEY, JON R &	93	189,404	0	20,834	2,066.00																																															
2021	2021-660008144	COOKSEY, JON R &	93	197,799	0	21,758	2,194.00																																															
2020	2020-660008144	COOKSEY, JON R &	93	196,675	0	21,634	2,113.00																																															
2019	2019-660008144	COOKSEY, JON R &	93	187,490	0	20,624	2,054.00																																															
2018	2018-660008144	COOKSEY, JON R &	93	193,318	0	21,265	2,119.00																																															
2017	2017-660008144	COOKSEY, JON R &	93	192,595	0	21,185	2,003.00																																															
2016	2016-660008144	COOKSEY, JON R &	93	188,051	0	20,685	2,033.00																																															
2015	2015-660008144	COOKSEY, JON R &	93	182,592	0	20,085	1,958.00																																															
2014	2014-660008144	COOKSEY, JON R &	93	186,045	0	19,809	1,898.00																																															
2013	2013-660008144	COOKSEY, JON R &	93	176,515	0	18,866	1,832.00																																															



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:27:47  
Page 2

Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2.57	
Non-Ag Acres	2.3796	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	103,653.00 x .90 = 93,129	
Factor Value		
Adjustments	1.0000	
Lot Value	93,129	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,330 / 2,330
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,330
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 38



\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-4-12\IMG\_ 4/13/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	199,018	85.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	48,210		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,636		
Lot Value	93,129		
Indicated Value	242,765	104.19	Per SqFt
Agland Value			
Site Improvements	33,070		
Total Value	275,835	118.38	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.70	Total Misc Impr	+	11,772			
Roofing Adj	+ 3.94	Garage Cost	+				
Subfloor Adj	+ -1.03	Total RCN	=	282,332			
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	-	132,696			
Plumbing Adj	+ 6.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	149,636			
Adj Base Cost	= 116.12	Lot Value	+	93,129			
Total Area	x 2,330	Indicated Value	=	242,765			
Adjusted Cost	= 270,560	Value Per SqFt		104.19			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	19130	31x5		155	23.74		3,680
PATO	SLAB PORCH - OPEN	19131	26x14		364	8.23		2,996



# Rogers

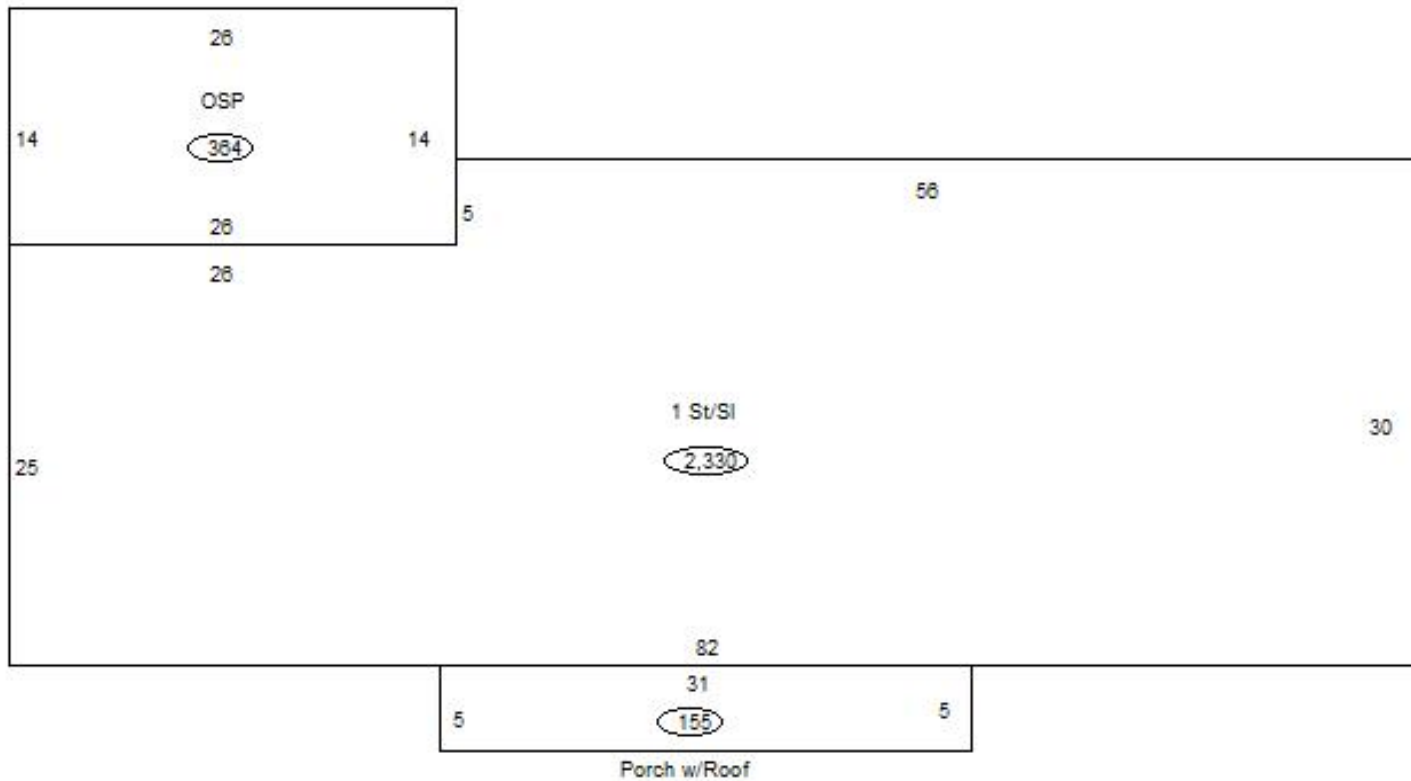
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:27:47  
 Page 3

### Sketch Image

660008144



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,330	1.000	2,330
2	M	PRCH		13	SLBC	155	1.000	155
3	M	PATO		13	Open Slab	364	1.000	364
<b>Total Building Area</b>						2,330		2,330



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:27:47  
 Page 4

660008144

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 720)	22,522		22,522	1,126	21,396
	LT	LEAN-TO	0x0x0			450
	Qual 3	Cond 1	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 450)	1,314		1,314	66	1,248
	GRDT	GARAGE - DETACHED	0x0x0			650
	Qual 3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.64 x 650)	17,966		17,966	8,085	9,881
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	LF	LOAFING SHED	8x16x0			128
	Qual 2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 128)	545		545		545