



# 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	660008150				<p>660008150_001.JPG 10/14/2025</p>				
Parcel ID	000000-00-0-00120-002-0003								
Cadastral ID	08-21-17-01860								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 3							
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE								
Name ID	304800								
BEATY, BRANDY D									
20154 CAREFREE VALLEY DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	20154 S CAREFREE DR								
Subdivision	CAREFREE VALLEY								
Lot/Block	0003 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	8 / 21 / 17 / 5								
Neighborhood	1070 - R-V03-SE JUSTUS-SEQUOYAH								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.31964809 -95.51981847									
Building Permits									
LOT 3 BLOCK 2 CAREFREE VALLEY AMD									
Number	Description	Opened	Closed	Amount					
R25 065	DISASTER REPAIR	03/2025		300,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2171/390 756/301	CRINER, ALICE	03/11/2011	135,000	0 9 No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax	
Remove Cap		Land Value	114,800	86,356	11%	9,499	Assessed	9,499 883.88	
Year Frozen	0	Improvements	4,382	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	119,182	86,356		9,499	Total Taxable	8,499 801.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660008150	BEATY, BRANDY D	93	341,416	0	9,223	858.00		
2024	2024-660008150	GARBANI, JOSHUA &	93	79,849	0	8,783	874.00		
2023	2023-660008150	GARBANI, JOSHUA &	93	289,592	0	31,856	3,163.00		
2022	2022-660008150	GARBANI, JOSHUA &	93	289,012	0	31,792	3,153.00		
2021	2021-660008150	GARBANI, JOSHUA &	93	300,548	0	33,061	3,334.00		
2020	2020-660008150	GARBANI, JOSHUA &	93	298,796	0	32,868	3,210.00		
2019	2019-660008150	GARBANI, JOSHUA &	93	285,513	0	31,407	3,128.00		
2018	2018-660008150	GARBANI, JOSHUA &	93	296,617	0	32,628	3,253.00		
2017	2017-660008150	GARBANI, JOSHUA &	93	294,269	0	32,370	3,061.00		
2016	2016-660008150	GARBANI, JOSHUA &	93	286,794	0	31,548	3,101.00		
2015	2015-660008150	GARBANI, JOSHUA &	93	278,010	0	30,582	2,982.00		
2014	2014-660008150	GARBANI, JOSHUA &	93	282,976	0	30,032	2,877.00		
2013	2013-660008150	GARBANI, JOSHUA &	93	266,129	0	28,291	2,747.00		



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Lot Data		Square-Foot - NBHD 1070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	7.7							
Non-Ag Acres	7.3545							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	320,361.00 x .36 = 114,800							
Factor Value								
Adjustments	1.0000							
Lot Value	114,800							
<b>Residential Data</b>				<div style="display: flex; justify-content: space-between;"> <span><b>660008150</b></span> <span><b>03/18/25</b></span> </div>				
Type				660008150_001.JPG 10/14/2025				
Condition	-			<b>GRM Approach</b>				
Quality	-			GRM Code				
Architecture				Gross Rent 0.00				
Style				Indicated Value				
Exterior Wall				<b>Multiple Regression</b>				
Base/Total Area /				MRA Code				
Style				Adusted R				
HVAC				Indicated Value				
Roof Cover				<b>Direct Comparables</b>				
Area on Slab				Selection Model A Adam Test				
Fixture/RghIn /				Adjustment Model 1 2022 Residential				
Bed/F/H Bath / /				Comparables				
Basement Area				Indicated Value				
Garage Type				<b>Value Reconciliation</b>				
Remodel				Selected Approach Cost Approach				
Year/Eff Age /				Improvements				
<b>Cost Approach</b>				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+	0	Lot Value 114,800			
Roofing Adj	+ 0.00	Garage Cost	+		Indicated Value 114,800 0.00 Per SqFt			
Subfloor Adj	+ 0.00	Total RCN	=	0	Agland Value			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0	Site Improvements 4,382			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Total Value 119,182 0.00 Total Value Per SqFt			
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	114,800				
Total Area	x	Indicated Value	=	114,800				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	24x26x0			624
	Qual 3	Cond 3	Year 2013	Eff Age 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (12.32 x 624)		7,688		7,688	3,306	4,382
	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 )						