



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 660008194 Parcel ID 000000-00-0-00132-001-0027 Cadastral ID 08-21-17-02300 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 310219 MINOR, ANTHONY J & ANDREA L 20499 S 4200 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20499 S 4200 RD Subdivision CAREFREE VALLEY WEST Lot/Block 0027 / 0001 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: 36.31450407 -95.52440962										Building Permits																																																
LOT 27 BLOCK 1 CAREFREE VALLEY WEST					<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																																												
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Exemptions					Sale History																																																					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																	
H	Homestead	Yes	1,000	1,000	2344/105	MERRITT, JOE &	07/24/2013	86,000	4																																																	
					2178/154	US BANK NA	06/14/2011	55,000	3																																																	
					2152/586	WHITTAKER, SIDNEY B &	12/16/2010	0	10																																																	
					1719/375	STIMSON, TERRANCE J &	10/07/2005	115,000	YES																																																	
Parcel Valuation					<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>2014</td> <td>Land Value</td> <td>80,863</td> <td>26,237</td> <td>11%</td> <td>2,886</td> <td>Assessed</td> <td>12,076</td> <td>1,123.67</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>88,860</td> <td>83,545</td> <td> </td> <td>9,190</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-83.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>169,723</td> <td>109,782</td> <td> </td> <td>12,076</td> <td>Total Taxable</td> <td>11,076</td> <td>1,041.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax	Remove Cap	2014	Land Value	80,863	26,237	11%	2,886	Assessed	12,076	1,123.67	Year Frozen	0	Improvements	88,860	83,545		9,190	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00	TIF Project ID	0	Total Value	169,723	109,782		12,076	Total Taxable	11,076	1,041.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660008194	MINOR, ANTHONY J & ANDREA L	93	167,063	1000	10,724	1,008.00																																																			
2024	2024-660008194	MINOR, ANTHONY J & ANDREA L	93	181,639	1000	10,383	1,048.00																																																			
2023	2023-660008194	MINOR, ANTHONY J & ANDREA L	93	100,467	1000	10,051	1,014.00																																																			
2022	2022-660008194	MINOR, ANTHONY J & ANDREA L	93	100,465	1000	10,051	1,013.00																																																			
2021	2021-660008194	MINOR, ANTHONY J & ANDREA L	93	106,709	1000	9,921	1,017.00																																																			
2020	2020-660008194	MINOR, ANTHONY J & ANDREA L	93	106,374	1000	9,603	951.00																																																			
2019	2019-660008194	MINOR, ANTHONY J & ANDREA L	93	101,530	1000	9,294	939.00																																																			
2018	2018-660008194	MINOR, ANTHONY J & ANDREA L	93	105,816	1000	8,995	910.00																																																			
2017	2017-660008194	MINOR, ANTHONY J & ANDREA L	93	88,217	1000	8,704	836.00																																																			
2016	2016-660008194	MINOR, ANTHONY J & ANDREA L	93	86,253	1000	8,488	847.00																																																			
2015	2015-660008194	MINOR, ANTHONY J & ANDREA L	93	84,544	1000	8,300	822.00																																																			
2014	2014-660008194	MINOR, ANTHONY J & ANDREA L	93	85,129	1000	8,364	812.00																																																			
2013	2013-660008194	MINOR, ANTHONY J & ANDREA L	93	78,416	0	8,625	837.00																																																			



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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size Lot Count Units Buildable 1.47 Non-Ag Acres 1.5127 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 65,893.00 x 1.23 = 80,863 Factor Value Adjustments 1.0000 Lot Value 80,863		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,486 / 1,486
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,486
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	142,865	96.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	182,550		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.61	Total Misc Impr	+ 9,060				
Roofing Adj	+ 3.92	Garage Cost	+ 10,613				
Subfloor Adj	+ 0.00	Total RCN	= 185,124				
Heat/Cool Adj	+ 10.30	Depreciation (52%)	- 96,264				
Plumbing Adj	+ 8.51	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 88,860				
Adj Base Cost	= 111.34	Lot Value	+ 80,863				
Total Area	x 1,486	Indicated Value	= 169,723				
Adjusted Cost	= 165,451	Value Per SqFt	114.21				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	88,860		
Lot Value	80,863		
Indicated Value	169,723	114.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	169,723	114.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	19340	18x7		126	20.90		2,633
PRCH	SLAB PORCH - COVERED	19341	22x4		88	21.02		1,850



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	GF	GAZEBO FAIR	0x0x0			
	Qual	1	Cond 1	Year	Eff Age	
	Valuation Summary Base Cost (2,950.00 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	SHDS	Shed - Small	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (39.31 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD