




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:03:08
Page 1

Assessment Data					Primary Image				
Account	660012953				 <p>\\tsclient\C\Users\rln\Pictures\2019-02-21\IMG_0042.JPG 2/21/2019</p>				
Parcel ID	22N16E-12-2-00000-000-0000								
Cadastral ID	12-22-16-01700								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	1						
Tax Area	13 - FOYIL/ NW FIRE								
Name ID	345161								
MONSEY, JUSTIN & TARA									
18640 S 4080 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	15350 E 420 RD								
Subdivision									
Lot/Block	/	Parcel Size	79 - Acres						
Sec/Twn/Rng	12 / 22 / 16 / 2								
Neighborhood	6040 - UNPLATTED								
School District	S007 - FOYIL SCHOOLS								
Legal Description Lat/Long: 36.40518768 -95.55440988									
E2 NW LESS TR COMM 610.15' W OF NE/C NW; S01.2955E 208.71';S88 2449W 208.71; N01.2955W 208.71'; N88.2449E 208.71' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25 148	NEW SFR 3609 SQ FT	05/2025		500,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MEYER, SELINA SUE &	08/27/2024	247,000	21					
/	FERRELL, ROLLAND	06/17/2020	0	4					
958/819	SELLER	05/16/1994	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.682	Current Tax	
Remove Cap	2025	Land Value	7,194	7,194	11%	791	Assessed	12,912 1,325.82	
Year Frozen	2010	Improvements	110,185	110,185		12,121	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	117,379	117,379		12,912	Total Taxable	12,912 1,326.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660012953	MONSEY, JUSTIN & TARA	13	115,928	0	12,751	1,310.00		
2024	2024-660012953	MONSEY, JUSTIN & TARA	13	121,172	0	5,312	558.00		
2023	2023-660012953	MEYER, SELINA SUE &	13	112,702	0	5,157	541.00		
2022	2022-660012953	MEYER, SELINA SUE &	13	109,040	0	5,008	520.00		
2021	2021-660012953	MEYER, SELINA SUE &	13	116,934	0	4,862	488.00		
2020	2020-660012953	MEYER, SELINA SUE &	13	114,772	0	4,720	490.00		
2019	2019-660012953	FERRELL, ROLLAND	13	101,979	1000	3,583	386.00		
2018	2018-660012953	FERRELL, ROLLAND	13	112,348	1000	3,584	381.00		
2017	2017-660012953	FERRELL, ROLLAND	13	111,136	1000	3,584	375.00		
2016	2016-660012953	FERRELL, ROLLAND	13	108,040	1000	3,585	392.00		
2015	2015-660012953	FERRELL, ROLLAND	13	98,148	1000	3,584	384.00		
2014	2014-660012953	FERRELL, ROLLAND	13	99,025	1000	3,585	372.00		
2013	2013-660012953	FERRELL, ROLLAND	13	96,525	1000	3,584	366.00		



Rogers

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Date 04/16/2026
Time 23:03:08
Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 56



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	106.48	Total Misc Impr	+	10,598			
Roofing Adj	+ 5.01	Garage Cost	+	18,475			
Subfloor Adj	+ 1.13	Total RCN	=	218,188			
Heat/Cool Adj	+ 11.47	Depreciation (62%)	-	135,277			
Plumbing Adj	+ 7.24	Lump Sums	+	15,960			
Basement Adj	+ 0.00	RCNLD	=	98,871			
Adj Base Cost	= 131.33	Lot Value	+				
Total Area	x 1,440	Indicated Value	=	98,871			
Adjusted Cost	= 189,115	Value Per SqFt		68.66			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	98,871		
Lot Value			
Indicated Value	98,871	68.66	Per SqFt
Agland Value	7,194		
Site Improvements	11,314		
Total Value	117,379	81.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	31069	24x12		288	23.29		6,708
PATO	SLAB PORCH - OPEN	31070	26x12		312	8.36		2,608
PATO	SLAB PORCH - OPEN	31071	12x10		120	10.68		1,282
WODO	WOOD DECK - OPEN	140995	50x20		1,000	15.96		15,960



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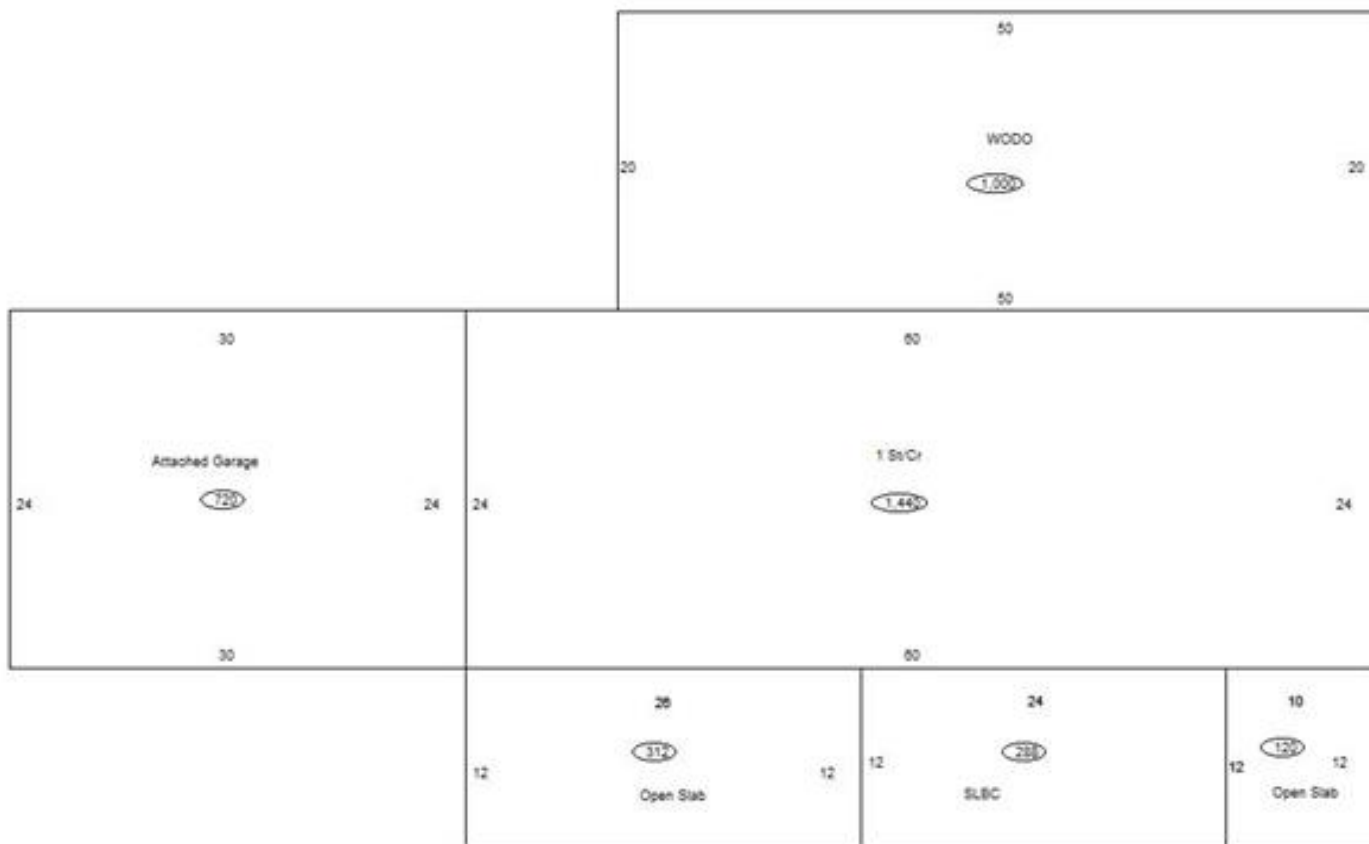
Date 04/16/2026

Time 23:03:08

Page 3

Sketch Image

660012953



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,440	1.000	1,440
2	G	1		10	Attached Garage	720	1.000	720
3	M	PRCH		10	SLBC	288	1.000	288
4	M	PATO		10	Open Slab	312	1.000	312
5	M	PATO		10	Open Slab	120	1.000	120
6	M	WODO		10	WODO	1,000	1.000	1,000
Total Building Area						1,440		1,440



Rogers





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Date 04/16/2026
 Time 23:03:08
 Page 4

660012953

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	40x50x0			2,000
	Qual 3	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (10.73 x 2,000)		21,460		21,460	10,730	10,730
	LT	LEAN-TO	20x20x0			400
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (2.92 x 400)		1,168		1,168	584	584
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						



Rogers

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Date 04/16/2026
Time 23:03:08
Page 5

Agland Inventory

660012953

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			35.438	144	144	5,103	5,103
HC	HECTOR STONY SANDY LOAM	NTV PST	20			43.562	48	48	2,091	2,091
NTV PST Totals						79.000			7,194	7,194
Total Agland						79.000			7,194	7,194