



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:27:09
Page 1

Assessment Data					Primary Image									
Account	660016756													
Parcel ID	000000-00-0-10190-001-0057													
Cadastral ID	18-21-16-02430													
Property Type	REAL - Real Property													
Property Class	URP VI Area 1													
Tax Area	17 - CLAREMORE OT													
Name ID	345173													
GERVING, MINDY A														
743 VALENTINE LN CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00743 VALENTINE LN													
Subdivision	HOLIDAY HILLS													
Lot/Block	0057 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	18 / 21 / 16 / 5													
Neighborhood	1170 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30310781 -95.64012855														
W 325' OF E 330' OF TR 57 BLOCK 1 HOLIDAY HILLS														
Building Permits														
<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										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		/	GUTHRIE FAMILY REVOC TRUST	08/13/2024	182,500	YES					
					2344/333	GUTHRIE, FLORINE & BENNY	01/25/2013	0	4					
					873/788	SELLER	02/18/1992	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2025	Land Value	77,810	77,810	11%	8,559	Assessed	20,447	1,889.92					
Year Frozen	2017	Improvements	108,076	108,076		11,888	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	185,886	185,886	20,447	Total Taxable	20,447	1,890.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016756	GERVING, MINDY A	17	182,500	0	20,075	1,856.00							
2024	2024-660016756	GERVING, MINDY A	17	165,325	1000	11,653	1,077.00							
2023	2023-660016756	GUTHRIE FAMILY REVOC TRUST	17	139,420	1000	11,653	1,067.00							
2022	2022-660016756	GUTHRIE FAMILY REVOC TRUST	17	120,906	1000	11,654	1,079.00							
2021	2021-660016756	GUTHRIE FAMILY REVOC TRUST	17	123,886	1000	11,653	1,029.00							
2020	2020-660016756	GUTHRIE FAMILY REVOC TRUST	17	119,942	1000	11,653	1,067.00							
2019	2019-660016756	GUTHRIE FAMILY REVOC TRUST	17	115,032	1000	11,654	1,079.00							
2018	2018-660016756	GUTHRIE FAMILY REVOC TRUST	17	121,103	1000	11,655	1,077.00							
2017	2017-660016756	GUTHRIE FAMILY REVOC TRUST	17	120,149	1000	11,655	1,070.00							
2016	2016-660016756	GUTHRIE FAMILY REVOC TRUST	17	117,349	1000	11,286	1,059.00							
2015	2015-660016756	GUTHRIE FAMILY REVOC TRUST	17	116,450	1000	10,928	986.00							
2014	2014-660016756	GUTHRIE FAMILY REVOC TRUST	17	118,574	1000	10,582	981.00							
2013	2013-660016756	GUTHRIE FAMILY REVOC TRUST	17	113,453	1000	10,244	937.00							



Rogers

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Date 04/16/2026
 Time 23:27:09
 Page 2

Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.116	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,612.00 x 1.42 = 69,269	
Factor Value		
Adjustments	1.1233	
Lot Value	77,810	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,516 / 1,516
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,516
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-12\IMG_000! 9/12/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	153,600	101.32	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	172,740 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	106.66	Total Misc Impr	+	8,262	
Roofing Adj	+ 4.50	Garage Cost	+	13,282	
Subfloor Adj	+ -1.15	Total RCN	=	216,153	
Heat/Cool Adj	+ 11.47	Depreciation (50%)	-	108,077	
Plumbing Adj	+ 6.89	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	108,076	
Adj Base Cost	= 128.37	Lot Value	+	77,810	
Total Area	x 1,516	Indicated Value	=	185,886	
Adjusted Cost	= 194,609	Value Per SqFt		122.62	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,076		
Lot Value	77,810		
Indicated Value	185,886	122.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	185,886	122.62	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	40253		20	20	24.21		484
PATO	SLAB PORCH - OPEN	40254	23x14		322	8.33		2,682



Rogers

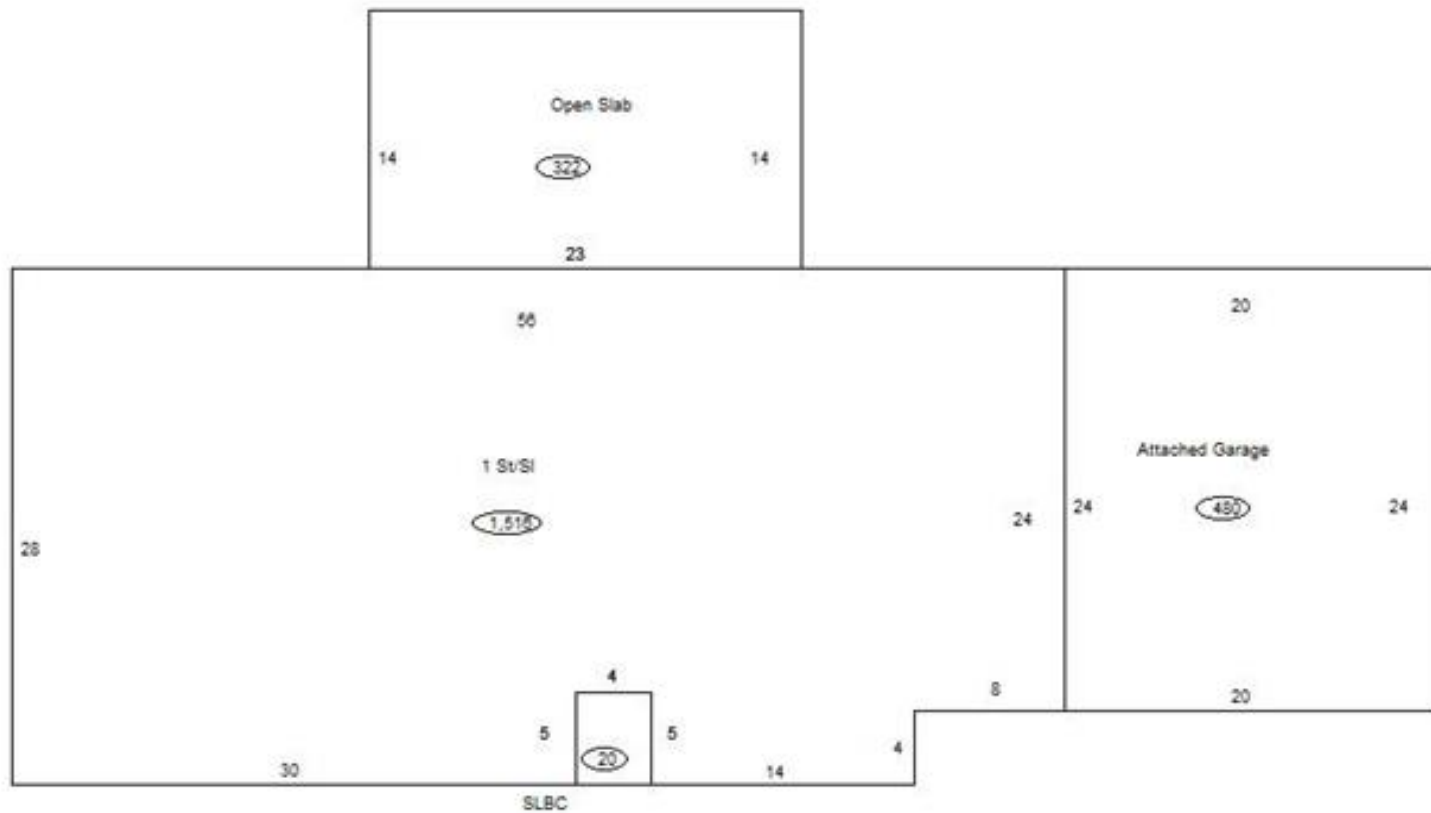
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Date 04/16/2026
 Time 23:27:09
 Page 3

Sketch Image

660016756



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,516	1.000	1,516
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	20	1.000	20
4	M	PATO		10	Open Slab	322	1.000	322
Total Building Area						1,516		1,516



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Date 04/16/2026
Time 23:27:09
Page 4

660016756

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				