




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:04:10
Page 1

Assessment Data					Primary Image									
Account	660019460				 <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/13/2020</p>									
Parcel ID	22N17E-22-1-00000-000-0000													
Cadastral ID	22-22-17-01700													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	316051													
BAKER, JASON & JAMI MINNEY														
19596 E 440 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	19596 E 440 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	22 / 22 / 17 / 1													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.37804205 -95.47868694														
W2 E2 NW NW NE & E2 E2 NW NW NE & E2 SW NW NE														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2495/740	PACKARD, FRANK WAYNE JR	08/21/2015	180,000	WG					
					2318/481	MCKINNEY, ROBERT & MYRNA	04/10/2013	197,500	WG					
					1113/377	WARD, DARRYL L	03/03/1998	140,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	2016	Land Value	122,048	75,490	11%	8,304	Assessed	25,087	2,466.55					
Year Frozen	0	Improvements	191,533	152,566		16,783	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00					
TIF Project ID	0	Total Value	313,581	228,056		25,087	Total Taxable	24,087	2,378.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019460	BAKER, JASON &	94	279,695	1000	23,355	2,307.00							
2024	2024-660019460	BAKER, JASON &	94	254,133	1000	22,646	2,386.00							
2023	2023-660019460	BAKER, JASON &	94	208,705	1000	21,958	2,360.00							
2022	2022-660019460	BAKER, JASON &	94	208,815	1000	21,970	2,385.00							
2021	2021-660019460	BAKER, JASON &	94	212,008	1000	22,321	2,341.00							
2020	2020-660019460	BAKER, JASON &	94	170,415	1000	16,815	1,763.00							
2019	2019-660019460	BAKER, JASON &	94	157,237	1000	16,297	1,685.00							
2018	2018-660019460	BAKER, JASON &	94	162,404	1000	16,865	1,760.00							
2017	2017-660019460	BAKER, JASON &	94	160,736	1000	16,681	1,719.00							
2016	2016-660019460	BAKER, JASON &	94	157,735	0	17,351	1,768.00							
2015	2015-660019460	BAKER, JASON &	94	165,905	0	18,250	1,898.00							
2014	2014-660019460	PACKARD, FRANK WAYNE JR &	94	167,829	0	18,461	1,888.00							
2013	2013-660019460	PACKARD, FRANK WAYNE JR	94	158,795	1000	15,635	1,585.00							



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 Time 23:04:10
 Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 9.9544 Topography Street Access Utilities Amenities LAND QUALITY 4 0 Method Square-Foot Base Lot Value 433,614.00 x .30 = 130,184 Factor Value -8,136 Adjustments 1.0000 Lot Value 122,048		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	25% Frame, Siding, Wood 75% Veneer, Stone
Base/Total Area	2,020 / 2,020
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,020
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 208,344 103.14 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	109.33	Total Misc Impr	+ 11,361				
Roofing Adj	+ 4.69	Garage Cost	+ 0				
Subfloor Adj	+ -2.19	Total RCN	= 278,284				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 119,662				
Plumbing Adj	+ 7.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 158,622				
Adj Base Cost	= 132.14	Lot Value	+ 122,048				
Total Area	x 2,020	Indicated Value	= 280,670				
Adjusted Cost	= 266,923	Value Per SqFt	138.95				

Value Reconciliation
Selected Approach Cost Approach Improvements 158,622 Lot Value 122,048 Indicated Value 280,670 138.95 Per SqFt Agland Value Site Improvements 32,911 Total Value 313,581 155.24 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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	47288	21x20		420	8.60		3,612
PRCH	SLAB PORCH - COVERED	47289	16x5		80	26.68		2,134



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Date 04/16/2026
Time 23:04:11
Page 4

660019460

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x8	Plank	Composition Shingle	100
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (27.32 x 100)	2,732		2,732	2,732

	GRDT	Garage - Detached	34x34x8	Concrete	Composition Shingle	1,156
	Qual 4	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (37.96 x 1,156)	43,882		43,882	10,971
				32,911