



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:55:41
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Assessment Data					Primary Image																																																	
Account 660079355 Parcel ID 000000-00-0-00956-001-0010 Cadastral ID 23-21-16-02400 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 329138 MINSON, RHETT & MEGAN TRUST 22112 S COUNTRYSIDE DR CLAREMORE OK 74019-0000 Parcel Location Situs 22132 S COUNTRYSIDE DR Subdivision WOODRIDGE EAST Lot/Block 0010 / 0001 Parcel Size 1.98 - Lots Sec/Twn/Rng 23 / 21 / 16 / 5 Neighborhood 1145 - R-V01-SE FOYIL School District S009 - JUSTUS-TIAWAH SCHOOLS					No Image On File																																																	
Legal Description Lat/Long: 36.28935204 -95.57351677					Building Permits																																																	
LOT 10 BLOCK 1 WOODRIDGE EAST					<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																																													
					/	MINSON, JOHNATHON RHETT &	10/09/2019	0	WB																																													
					2369/613	WINDRIVER LLC	11/20/2013	58,000	WG																																													
					1917/45	COMMERCIAL FEDERAL BANK	11/15/2007	210,000	3																																													
					1578/773	WACO CONSTRUCTION LC	04/06/2004	0	10																																													
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>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2014</td> <td>Land Value 85,927</td> <td>34,728</td> <td>11%</td> <td>3,820</td> <td>Assessed</td> <td>3,820</td> <td>317.25</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 0</td> <td>0</td> <td></td> <td>0</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 85,927</td> <td>34,728</td> <td></td> <td>3,820</td> <td>Total Taxable</td> <td>3,820</td> <td>317.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	2014	Land Value 85,927	34,728	11%	3,820	Assessed	3,820	317.25	Year Frozen	0	Improvements 0	0		0	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 85,927	34,728		3,820	Total Taxable	3,820	317.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																													
2025	2025-660079355	MINSON, RHETT & MEGAN			5	85,927	0	3,638	302.00																																													
2024	2024-660079355	MINSON, RHETT & MEGAN			5	51,002	0	3,465	289.00																																													
2023	2023-660079355	MINSON, RHETT & MEGAN			5	30,000	0	3,300	275.00																																													
2022	2022-660079355	MINSON, RHETT & MEGAN			5	30,000	0	3,300	274.00																																													
2021	2021-660079355	MINSON, RHETT & MEGAN			5	30,000	0	3,300	280.00																																													
2020	2020-660079355	MINSON, RHETT & MEGAN			5	30,000	0	3,300	279.00																																													
2019	2019-660079355	MINSON, JOHNATHON RHETT &			5	30,000	0	3,300	286.00																																													
2018	2018-660079355	MINSON, JOHNATHON RHETT &			5	30,000	0	3,300	286.00																																													
2017	2017-660079355	MINSON, JOHNATHON RHETT &			5	30,000	0	3,300	269.00																																													
2016	2016-660079355	MINSON, JOHNATHON RHETT &			5	30,000	0	3,300	281.00																																													
2015	2015-660079355	MINSON, JOHNATHON RHETT &			5	30,000	0	3,300	279.00																																													
2014	2014-660079355	MINSON, JOHNATHON RHETT &			5	30,000	0	3,300	283.00																																													
2013	2013-660079355	WINDRIVER LLC			5	11,050	0	1,216	106.00																																													



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Lot Data		Square-Foot - NBHD 1145 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.9271							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	83,944.00 x 1.02 = 85,927							
Factor Value								
Adjustments	1.0000							
Lot Value	85,927							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	85,927				
Total Area	x	Indicated Value	=	85,927				
Adjusted Cost	= 0	Value Per SqFt		0.00				
GRM Approach								
GRM Code								
Gross Rent		0.00						
Indicated Value								
Multiple Regression								
MRA Code								
Adjusted R								
Indicated Value								
Direct Comparables								
Selection Model	A	Adam Test						
Adjustment Model	1	2022 Residential						
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements								
Lot Value	85,927							
Indicated Value	85,927	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	85,927	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value