



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:52:46
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Assessment Data					Primary Image				
Account	660092189				No Image On File				
Parcel ID	23N16E-09-1-00000-000-0000								
Cadastral ID	09-23-16-00415								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	331880								
MINSON, SHANDA									
8690 S COYOTE HILLS DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	08663 S COYOTE HILLS DR								
Subdivision									
Lot/Block	/	Parcel Size	.87 - Acres						
Sec/Twn/Rng	9 / 23 / 16 / 1								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.48632711 -95.60290625									
BEG AT SW/C LOT 25 COYOTE HILLS EST; TH N60-20-10E 171.96'; TH S35- 58-19E 199.35'; TH S54-01-41W 183.88'; TH N35-58-19W 100.96'; TH N29-39-50W 118' TO POB.					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	POPPELL, DAVID J & CONNIE L	09/28/2020	500	WB
					2034/690	BROWN, GLENN & REBA	06/18/2009	13,500	11
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	2021	Land Value	27,165	16,918	11%	1,861	Assessed	1,861	178.17
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	27,165	16,918	1,861	Total Taxable	1,861	178.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660092189	MINSON, SHANDA	71	26,410	0	1,772	170.00		
2024	2024-660092189	MINSON, SHANDA	71	26,410	0	1,688	164.00		
2023	2023-660092189	MINSON, SHANDA	71	17,320	0	1,608	158.00		
2022	2022-660092189	MINSON, SHANDA	71	13,920	0	1,531	152.00		
2021	2021-660092189	MINSON, SHANDA	71	13,920	0	1,531	153.00		
2020	2020-660092189	POPPELL, DAVID J & CONNIE L	71	13,920	0	1,282	130.00		
2019	2019-660092189	POPPELL, DAVID J & CONNIE L	71	11,310	0	1,221	125.00		
2018	2018-660092189	POPPELL, DAVID J & CONNIE L	71	11,310	0	1,163	118.00		
2017	2017-660092189	POPPELL, DAVID J & CONNIE L	71	11,310	0	1,108	114.00		
2016	2016-660092189	POPPELL, DAVID J & CONNIE L	71	11,310	0	1,055	110.00		
2015	2015-660092189	POPPELL, DAVID J & CONNIE L	71	11,310	0	1,005	104.00		
2014	2014-660092189	POPPELL, DAVID J & CONNIE L	71	8,700	0	957	101.00		
2013	2013-660092189	POPPELL, DAVID J & CONNIE L	71	8,700	0	957	100.00		



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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	37,729.00 x .72 = 27,165							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	27,165			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adjusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	1 Res			
Base/Total Area /				Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach	Cost Approach			
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	27,165			
Basement Area				Indicated Value	27,165 0.00 Per SqFt			
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	27,165 0.00 Total Value Per SqFt			
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
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	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 27,165					
Total Area	x	Indicated Value	= 27,165					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value