



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660095717				No Image On File				
Parcel ID	23N16E-09-1-00000-000-0003								
Cadastral ID	09-23-16-00418								
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	08723 S COYOTE HILLS DR								
Subdivision									
Lot/Block	/	Parcel Size .63 - Acres							
Sec/Twn/Rng	9 / 23 / 16 / 1								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.48502035 -95.60192121									
TR IN SE DESC AS: COMM SE/C LOT 25 OF COYOTE HILLS EST; S60 20-10W 78.04' ALG S/L LOT 25; S35-58-19E 403.88'; S54-01-41W 41 03'; S32-28-45E 175.57 TO POB; S32-28-45E 175.85'; S56-48-08W 150 84' TO PT ON C.L OF EXISTING 40' RD EASEMENT; N33-11-52W 61.26' ALG C/L; N37-38-05W 114.92' ALG C/L; N56-48-08WE					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
					2330/861	BROWN, GLENN & REBA	06/03/2013	0	11
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax
Remove Cap	2021	Land Value	17,893	12,251	11%	1,348	Assessed	1,348	129.06
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	17,893	12,251		1,348	Total Taxable	1,348	129.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660095717	MINSON, SHANDA			71	17,396	0	1,283	123.00
2024	2024-660095717	MINSON, SHANDA			71	17,396	0	1,222	119.00
2023	2023-660095717	MINSON, SHANDA			71	11,420	0	1,164	115.00
2022	2022-660095717	MINSON, SHANDA			71	10,080	0	1,109	110.00
2021	2021-660095717	MINSON, SHANDA			71	10,080	0	1,109	111.00
2020	2020-660095717	POPPELL, DAVID J & CONNIE L			71	10,080	0	928	94.00
2019	2019-660095717	POPPELL, DAVID J & CONNIE L			71	8,190	0	884	91.00
2018	2018-660095717	POPPELL, DAVID J & CONNIE L			71	8,190	0	842	86.00
2017	2017-660095717	POPPELL, DAVID J & CONNIE L			71	8,190	0	802	82.00
2016	2016-660095717	POPPELL, DAVID J & CONNIE L			71	8,190	0	764	80.00
2015	2015-660095717	POPPELL, DAVID J & CONNIE L			71	8,190	0	728	75.00
2014	2014-660095717	POPPELL, DAVID J & CONNIE L			71	6,300	0	693	74.00
2013	2013-660095717	POPPELL, DAVID J & CONNIE L			71	63	0	7	1.00



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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	24,852.00 x .72 = 17,893							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	17,893			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	17,893			
Basement Area				Indicated Value	17,893 0.00 Per SqFt			
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age	/			Total Value	17,893 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	+ 17,893					
Total Area	x	Indicated Value	= 17,893					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value