



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:23:35  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660010508 <b>Parcel ID</b> 000000-00-0-10295-003-0007 <b>Cadastral ID</b> 10-21-16-00560 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 68854 GUNTER, GEORGE M &  JANICE LYLNN 1022 RUTTER RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01022 RUTTER RD <b>Subdivision</b> OAKWOOD II <b>Lot/Block</b> 0007 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 16 / 5 <b>Neighborhood</b> 1182 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31555491 -95.59165935																																																																																																																									
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Lot Data	Square-Foot - NBHD 1182 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3178 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 13,843.00 x 5.00 = 69,215 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 69,215		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	95% Veneer, Stone 5% Frame, Siding, Wood
<b>Base/Total Area</b>	1,836 / 1,836
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,836
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	552 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	210,275	114.53	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	207,060		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	114.45	<b>Total Misc Impr</b>	+ 25,485				
<b>Roofing Adj</b>	+ 4.79	<b>Garage Cost</b>	+ 17,211				
<b>Subfloor Adj</b>	+ -2.29	<b>Total RCN</b>	= 296,119				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 127,331				
<b>Plumbing Adj</b>	+ 8.44	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 168,788				
<b>Adj Base Cost</b>	= 138.03	<b>Lot Value</b>	+ 69,215				
<b>Total Area</b>	x 1,836	<b>Indicated Value</b>	= 238,003				
<b>Adjusted Cost</b>	= 253,423	<b>Value Per SqFt</b>	129.63				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	168,788		
<b>Lot Value</b>	69,215		
<b>Indicated Value</b>	238,003	129.63	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	238,003	129.63	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
EPSW	ENCLOSED PORCH - SOLID WALL	24583	16x12		192	69.22		13,290
PATO	SLAB PORCH - OPEN	24584	16x12		192	10.63		2,041
PRCH	SLAB PORCH - COVERED	24585	172		172	26.39		4,539



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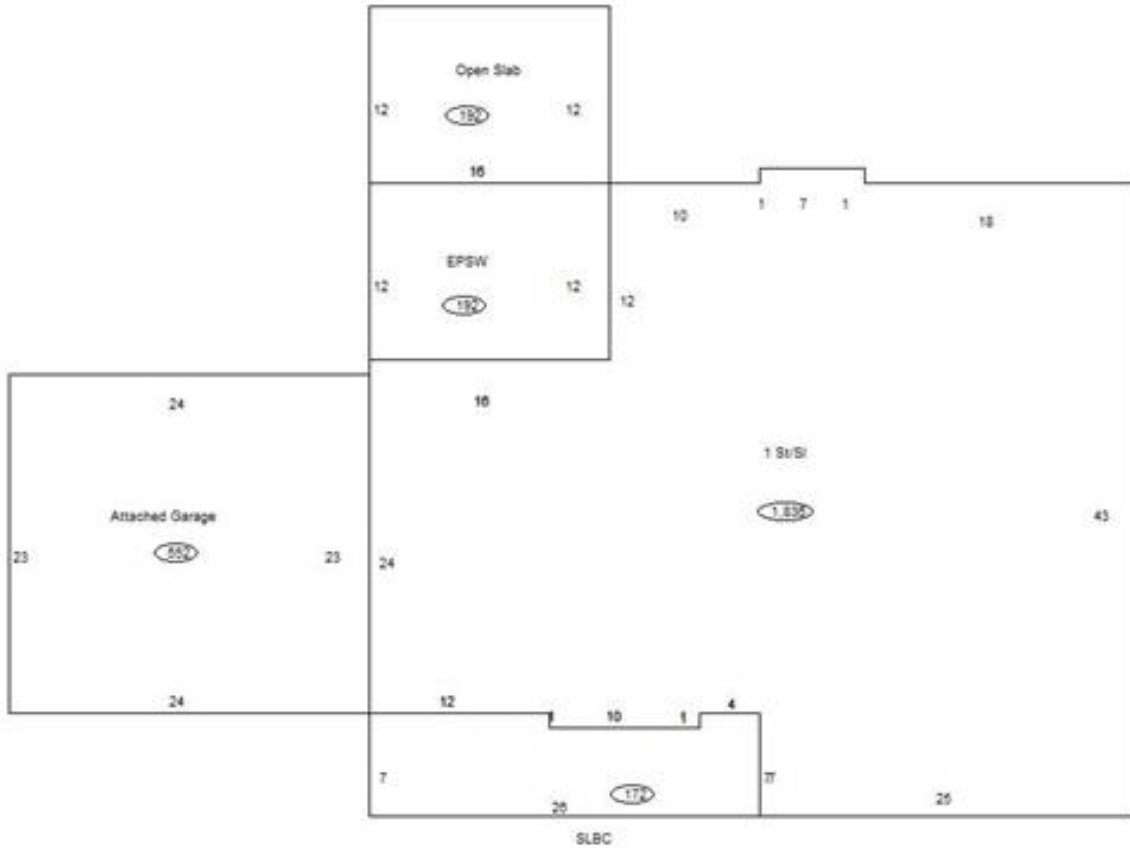
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Sketch Image

660010508



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,836	1.000	1,836
2	G	1		10	Attached Garage	552	1.000	552
3	M	EPSW		10	EPSW	192	1.000	192
4	M	PATO		10	Open Slab	192	1.000	192
5	M	PRCH		10	SLBC	172	1.000	172
<b>Total Building Area</b>						<b>1,836</b>		<b>1,836</b>