



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	660010929													
Parcel ID	21N16E-10-4-00000-000-0000													
Cadastral ID	10-21-16-12500													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	256572													
LUTTRELL, JOHN S														
3025 N DOUGLAS BLVD SPENCER OK 73084-0000														
Parcel Location														
Situs	13567 E HWY 20													
Subdivision														
Lot/Block	/	Parcel Size	3.58 - Acres											
Sec/Twn/Rng	10 / 21 / 16 / 4													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.30817902 -95.58517371														
BEG: 330' W OF SW/C OF SE SE N 562' OF W 291' S 562' E 291' TO POB LESS TR BEG 331.17' W SE/C SE SW SE, CONTINUE W 291' N 75' E 235.77', S 85-09 E 55.51', S 69.48' TO POB														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	925/528 799/89	KNIGHT, CHARLES R JR &	08/18/1993	53,500 38,000	No No					
Parcel Valuation					Sale History									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	0	Land Value	70,015	50,369	11%	5,541	Assessed	18,549	1,540.49					
Year Frozen	0	Improvements	147,809	118,256		13,008	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	217,824	168,625		18,549	Total Taxable	17,549	1,457.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660010929	LUTTRELL, JOHN S	5	213,228	1000	17,008	1,413.00							
2024	2024-660010929	LUTTRELL, JOHN S	5	220,015	1000	16,484	1,376.00							
2023	2023-660010929	LUTTRELL, JOHN S	5	164,195	1000	15,975	1,330.00							
2022	2022-660010929	LUTTRELL, JOHN S	5	163,650	1000	15,481	1,288.00							
2021	2021-660010929	LUTTRELL, JOHN S	5	166,920	1000	15,000	1,272.00							
2020	2020-660010929	LUTTRELL, JOHN S	5	163,249	1000	14,535	1,231.00							
2019	2019-660010929	LUTTRELL, JOHN S	5	156,681	1000	14,082	1,220.00							
2018	2018-660010929	LUTTRELL, JOHN S	5	164,338	1000	13,643	1,183.00							
2017	2017-660010929	LUTTRELL, JOHN S	5	161,607	1000	13,216	1,078.00							
2016	2016-660010929	LUTTRELL, JOHN S	5	159,311	1000	12,802	1,092.00							
2015	2015-660010929	LUTTRELL, JOHN S	5	155,621	1000	12,400	1,048.00							
2014	2014-660010929	LUTTRELL, JOHN S	5	157,278	1000	12,010	1,031.00							
2013	2013-660010929	LUTTRELL, JOHN S	5	151,272	1000	11,631	1,013.00							



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	3.4366		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	149,697.00 x .47 = 70,015		
Factor Value			
Adjustments	1.0000		
Lot Value	70,015		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-28\IMG_005; 6/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,116 / 1,116
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	147,240	131.94	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	113.41	Total Misc Impr	+ 2,185				
Roofing Adj	+ 4.38	Garage Cost	+ 0				
Subfloor Adj	+ 2.53	Total RCN	= 152,957				
Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 84,126				
Plumbing Adj	+ 4.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 68,831				
Adj Base Cost	= 135.10	Lot Value	+ 70,015				
Total Area	x 1,116	Indicated Value	= 138,846				
Adjusted Cost	= 150,772	Value Per SqFt	124.41				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	68,831		
Lot Value	70,015		
Indicated Value	138,846	124.41	Per SqFt
Agland Value			
Site Improvements	78,978		
Total Value	217,824	195.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	26205	10x8		80	21.04		1,683
PATO	SLAB PORCH - OPEN	26206	7x7		49	10.24		502



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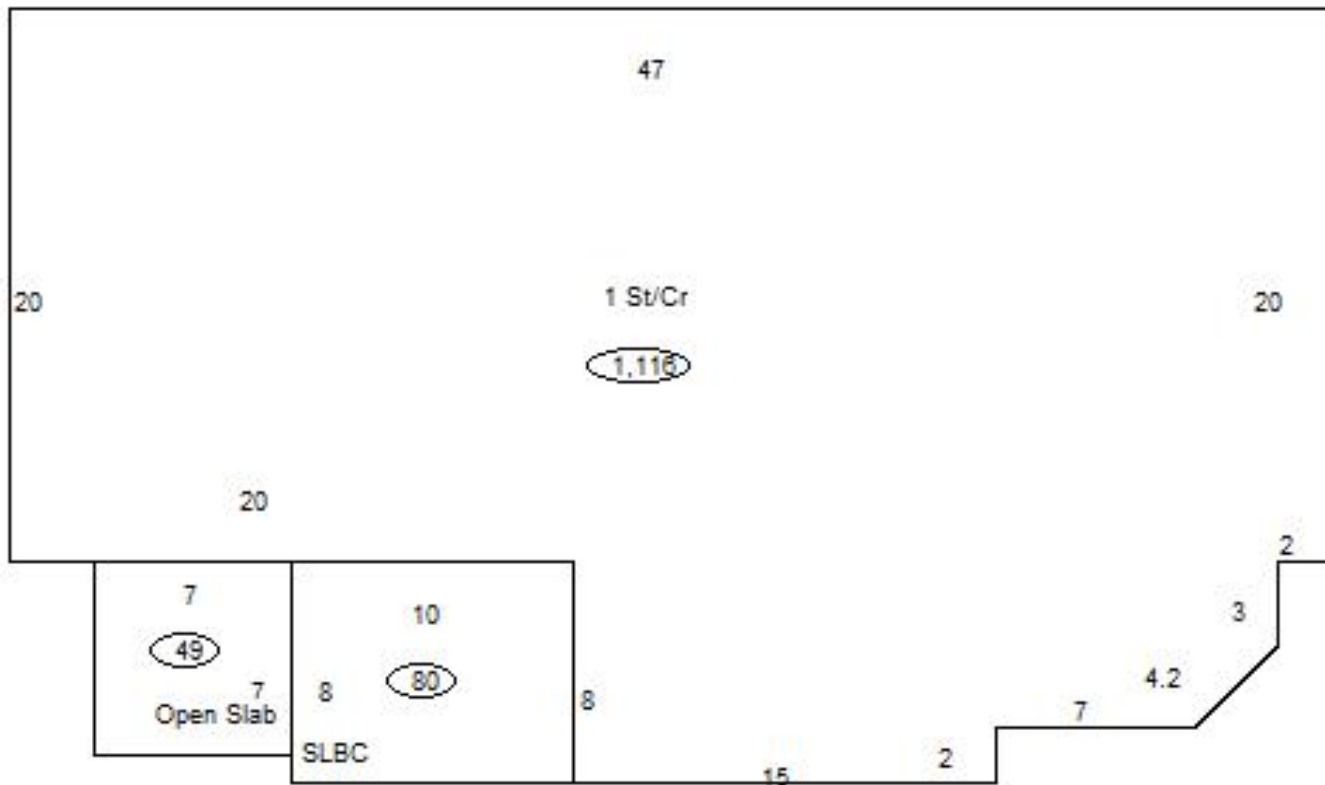
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,116	1.000	1,116
2	M	PRCH		10	SLBC	80	1.000	80
3	M	PATO		10	Open Slab	49	1.000	49
Total Building Area						1,116		1,116



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			900	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 900)		9,432		9,432	943	8,489
	UTIL	SHOP BUILDING	0x0x0			2,400	
	Qual	4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (30.10 x 2,400)		72,240		72,240	7,224	65,016
	STF	STG FAIR	0x0x0			552	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 552)		2,583		2,583	1,550	1,033
	DTGF	DETACHED GARAGE FAIR	0x0x0			450	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (16.00 x 450)		7,200		7,200	3,600	3,600
	CP	CARPORT DIRT	0x0x0			320	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x 320)		1,120		1,120	280	840