



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:20:19
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Assessment Data					Primary Image				
Account	660016736								
Parcel ID	000000-00-0-10190-001-0049								
Cadastral ID	18-21-16-02230								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	309184								
M & N PROPERTIES LLC									
% MELISSA & NATHAN BUTTERFIELD									
PO BOX 113									
OWASSO OK 74055-0000									
Parcel Location									
Situs	00763 CHRISTMAS LN								
Subdivision	HOLIDAY HILLS								
Lot/Block	0049 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	18 / 21 / 16 / 5								
Neighborhood	1170 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description									
Lat/Long: 36.30083943 -95.63785428									
E 305' OF TR 49 BLOCK 1 HOLIDAY HILLS									
Building Permits									
Number	Description	Opened	Closed	Amount					
R16	R16--RMA PER REVAL RLN	07/2015	10/2015						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2463/216	MCREVEY, FLORENCE G	03/26/2015	35,000	7					
982/759	COOK, LEROY A & MARY C-COOK	02/27/1995	76,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2016	Land Value	75,677	54,250	11%	5,968	Assessed	18,673	
Year Frozen	2005	Improvements	115,506	115,506		12,705	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	
TIF Project ID	0	Total Value	191,183	169,756		18,673	Total Taxable	18,673	
1,726.00									
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016736	M & N PROPERTIES LLC	17	187,992	0	17,784	1,644.00		
2024	2024-660016736	M & N PROPERTIES LLC	17	193,829	0	16,937	1,565.00		
2023	2023-660016736	M & N PROPERTIES LLC	17	160,813	0	16,131	1,478.00		
2022	2022-660016736	M & N PROPERTIES LLC	17	139,955	0	15,363	1,422.00		
2021	2021-660016736	M & N PROPERTIES LLC	17	137,003	0	14,631	1,292.00		
2020	2020-660016736	M & N PROPERTIES LLC	17	129,987	0	13,934	1,276.00		
2019	2019-660016736	M & N PROPERTIES LLC	17	120,645	0	13,271	1,229.00		
2018	2018-660016736	M & N PROPERTIES LLC	17	124,273	0	13,670	1,263.00		
2017	2017-660016736	M & N PROPERTIES LLC	17	123,158	0	13,547	1,244.00		
2016	2016-660016736	M & N PROPERTIES LLC	17	128,216	0	14,104	1,324.00		
2015	2015-660016736	M & N PROPERTIES LLC	17	110,561	0	7,818	705.00		
2014	2014-660016736	MCREVEY, FLORENCE G	17	125,138	1000	6,446	598.00		
2013	2013-660016736	MCREVEY, FLORENCE G	17	120,092	1000	6,446	590.00		



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Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2386		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	53,952.00 x 1.40 = 75,677		
Factor Value			
Adjustments	1.0000		
Lot Value	75,677		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-11\IMG_002I 9/11/2023

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,323 / 1,323
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,323
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	465 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 48

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	158,460	119.77	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	175,940 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.91	Total Misc Impr	+ 29,950
Roofing Adj	+ 4.65	Garage Cost	+ 12,987
Subfloor Adj	+ -1.21	Total RCN	= 218,512
Heat/Cool Adj	+ 11.47	Depreciation (55%)	- 120,182
Plumbing Adj	+ 7.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 98,330
Adj Base Cost	= 132.71	Lot Value	+ 75,677
Total Area	x 1,323	Indicated Value	= 174,007
Adjusted Cost	= 175,575	Value Per SqFt	131.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	98,330		
Lot Value	75,677		
Indicated Value	174,007	131.52	Per SqFt
Agland Value			
Site Improvements	17,176		
Total Value	191,183	144.51	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	5,095.98		5,096
EPSW	ENCLOSED PORCH - SOLID WALL	40174		360	360	60.82		21,895
PRCH	SLAB PORCH - COVERED	40175		124	124	23.86		2,959



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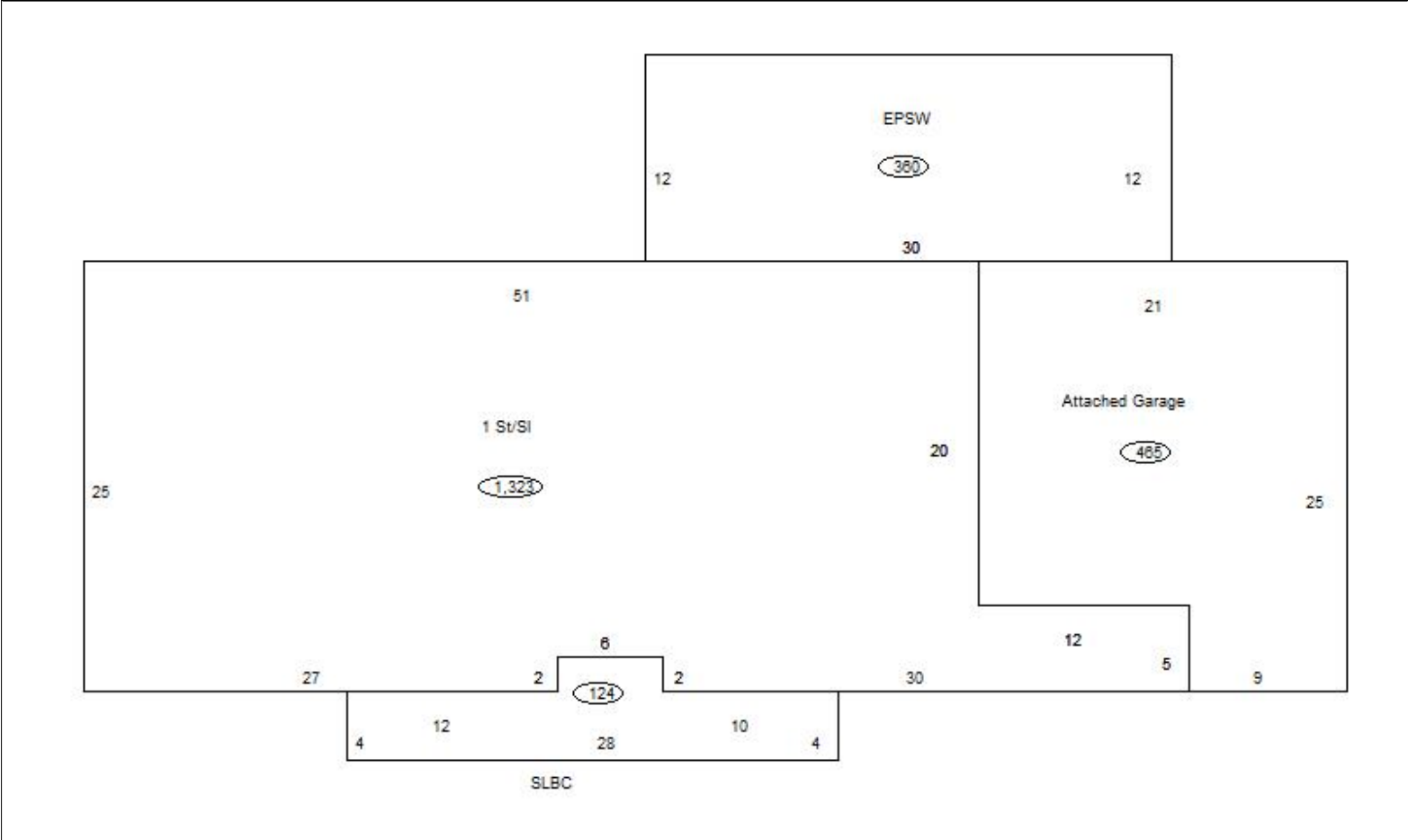
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,323	1.000	1,323
2	G	1		10	Attached Garage	465	1.000	465
3	M	EPSW		10	EPSW	360	1.000	360
4	M	PRCH		10	SLBC	124	1.000	124
Total Building Area						1,323		1,323



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 2	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000		25,000	16,250
						8,750
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	WODO	WOOD DECK - OPEN	0x0x0			930
	Qual 2	Cond 2	Year	Eff Age	2026	
		Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (15.06 x 930)	14,006		14,006	8,404
						5,602
	GF	GAZEBO FAIR	6x6x0			1
	Qual 2	Cond 2	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
		Base Cost (2,950.00 x 1)	2,950		2,950	2,213
						737
	GA	GAZEBO AVG	0x0x0			1
	Qual 3	Cond 2	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
		Base Cost (8,350.00 x 1)	8,350		8,350	6,263
						2,087