



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020970 <b>Parcel ID</b> 21N16E-25-1-00000-000-0000 <b>Cadastral ID</b> 25-21-16-01100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 330250 BUTLER, RAE & DONNA TRUST  23005 S HOOTYCREEK RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23005 S HOOTY CREEK RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 25 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.27742530 -95.54870867																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 9.9667 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 434,149.00 x .29 = 126,905 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 126,905		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	50% Veneer, Stone 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,262 / 1,633
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,262
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	484 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1989 / 28

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>	223,469	136.85	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	102.10	<b>Total Misc Impr</b>	+ 10,829				
<b>Roofing Adj</b>	+ 4.00	<b>Garage Cost</b>	+ 15,527				
<b>Subfloor Adj</b>	+ -1.88	<b>Total RCN</b>	= 232,702				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 35%)</b>	- 81,446				
<b>Plumbing Adj</b>	+ 9.50	<b>Lump Sums</b>	+ 23,683				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 174,939				
<b>Adj Base Cost</b>	= 126.36	<b>Lot Value</b>	+ 126,905				
<b>Total Area</b>	x 1,633	<b>Indicated Value</b>	= 301,844				
<b>Adjusted Cost</b>	= 206,346	<b>Value Per SqFt</b>	184.84				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	174,939		
<b>Lot Value</b>	126,905		
<b>Indicated Value</b>	301,844	184.84	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	24,261		
<b>Total Value</b>	326,105	199.70	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
PRCH	SLAB PORCH - COVERED	51234	14x9		126	26.54		3,344
BALW	BALCONY - WOOD	51235	24x7		168	28.08		4,717
PRCH	SLAB PORCH - COVERED	51236	10x7		70	26.71		1,870
WODO	WOOD DECK - OPEN	51237	1507		1,507	16.78	25%	18,966



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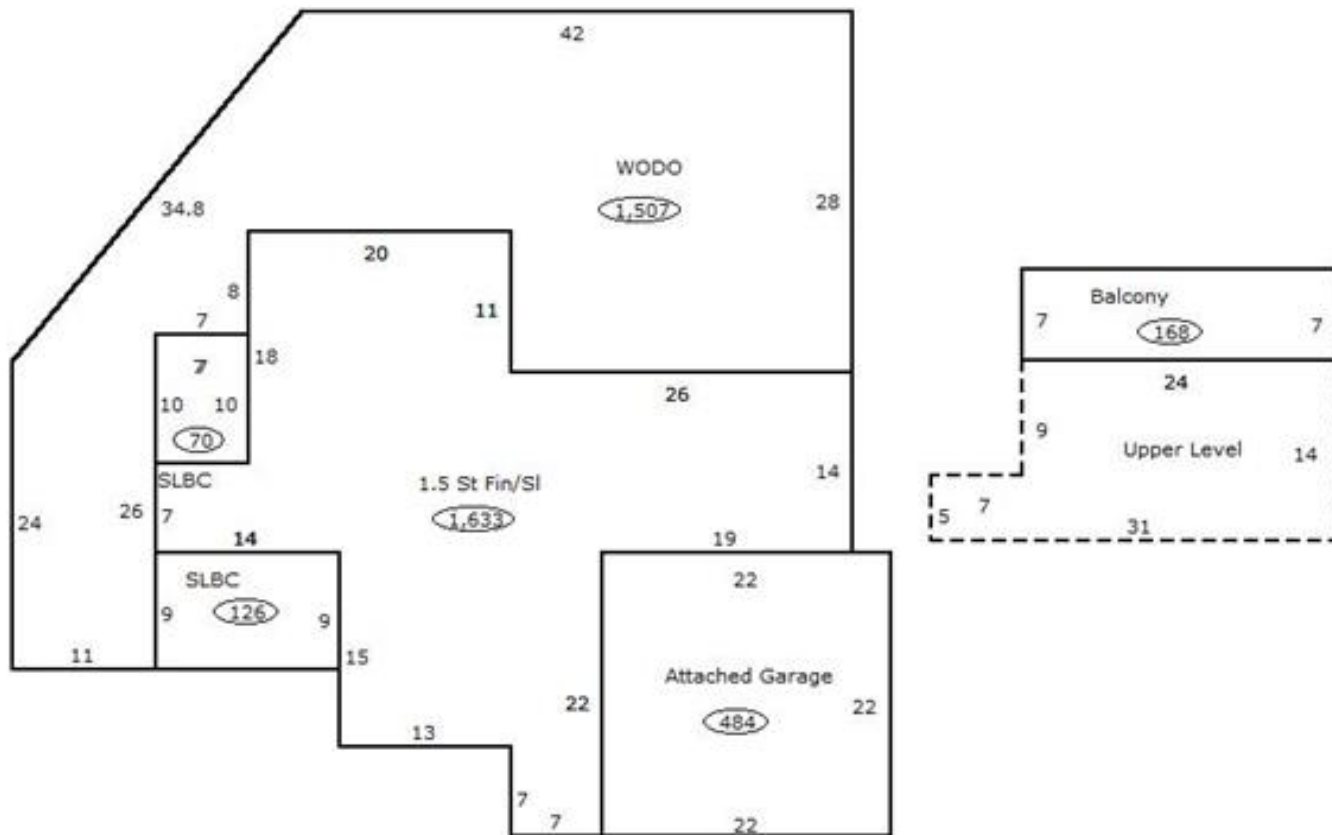
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### Sketch Image

660020970



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,262	1.294	1,633
2	G	1		13	Attached Garage	484	1.000	484
3	U	^UL	Overhang	13	Upper Level	371	1.000	371
4	M	PRCH		13	SLBC	126	1.000	126
5	M	BALW		13	Balcony	168	1.000	168
6	M	PRCH		13	SLBC	70	1.000	70
7	M	WODO		13	WODO	1,507	1.000	1,507
<b>Total Building Area</b>						1,262		1,633



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			3,500
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.28 x 3,500)		28,980	28,980	7,245	21,735
	STF	STG FAIR	0x0x0			120
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 120)		562	562	141	421
	HS	HAY SHED	0x0x0			120
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
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