




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:50:13
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Assessment Data					Primary Image																																																																																																																				
Account 660025814 Parcel ID 000000-00-0-00846-002-0008 Cadastral ID 30-21-16-04020 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 324270 BUTANDA, ALFRED & BILEA WENZEL-BUTANDA 10743 E DOGWOOD CT CLAREMORE OK 74019-0000 Parcel Location Situs 10743 E DOGWOOD CT Subdivision TWIN OAKS ESTATES Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (147)\IMG_0034.JPG 2/22/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.27593004 -95.63796756 LOT 8 BLOCK 2 TWIN OAKS ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8533	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	37,168.00 x 2.00 = 74,336	
Factor Value		
Adjustments	1.0000	
Lot Value	74,336	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	2,040 / 2,782
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,040
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 38

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	243,703	87.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	184,140		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,182		
Lot Value	74,336		
Indicated Value	263,518	94.72	Per SqFt
Agland Value			
Site Improvements	16,800		
Total Value	280,318	100.76	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.35	Total Misc Impr	+	6,581			
Roofing Adj	+ 3.36	Garage Cost	+				
Subfloor Adj	+ -1.78	Total RCN	=	324,953			
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	146,229			
Plumbing Adj	+ 10.87	Lump Sums	+	10,458			
Basement Adj	+ 0.00	RCNLD	=	189,182			
Adj Base Cost	= 114.44	Lot Value	+	74,336			
Total Area	x 2,782	Indicated Value	=	263,518			
Adjusted Cost	= 318,372	Value Per SqFt		94.72			

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	63026	6x6		36	26.82		966
WODC	WOOD DECK - COVERED	63027	22x16		352	29.71		10,458



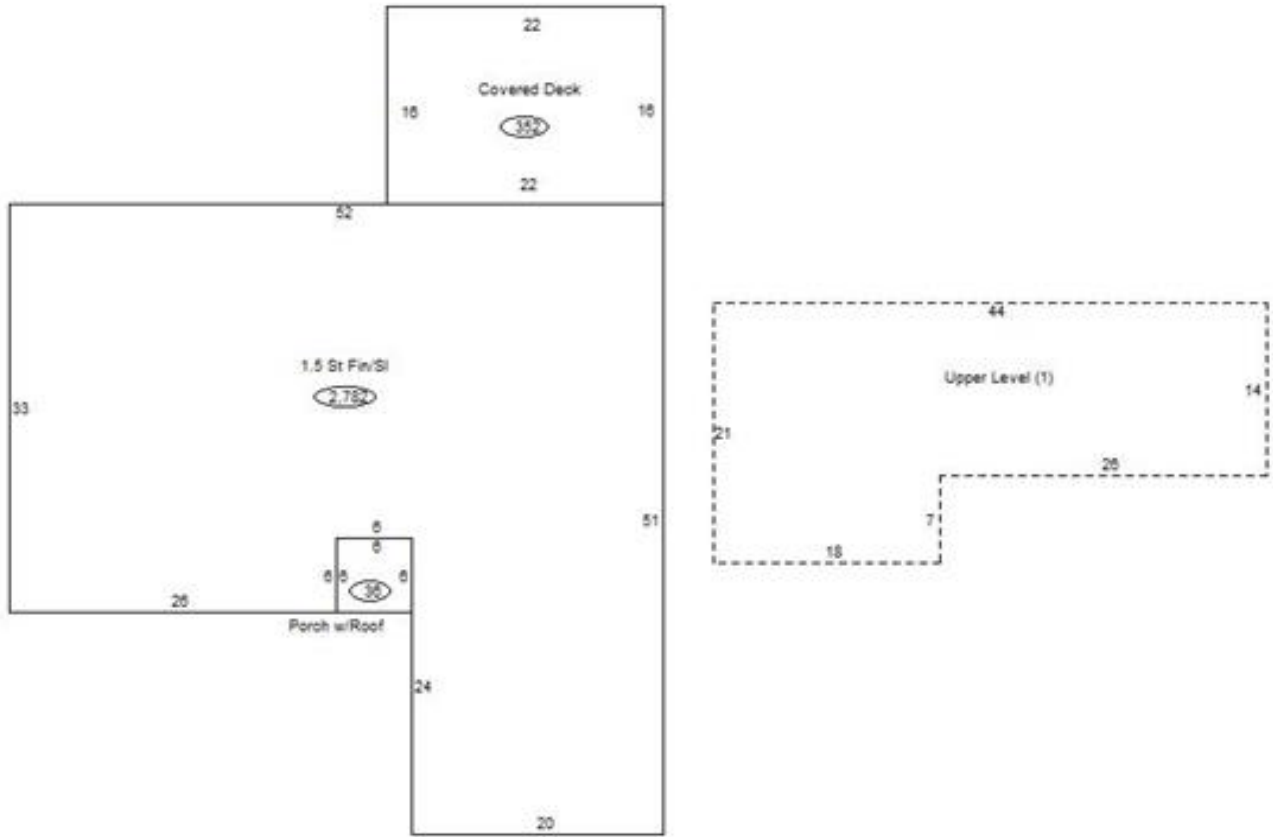
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,040	1.364	2,782
2	M	PRCH		13	SLBC	36	1.000	36
3	M	WODC		13	WODC	352	1.000	352
4	U	^UL		13	Upper Level (1)	742	1.000	742
Total Building Area						2,040		2,782



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year 2015	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	13,200	16,800
	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)				