




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image									
Account	660027393				 <p>\\tsclient\T\TOMMY DUNLAP\New folder (113)\IMG_0056.JPG 11/21/2022</p>									
Parcel ID	000000-00-0-00540-001-0004													
Cadastral ID	31-22-16-01840													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	296369													
BUHLER, GINGER TRUSTEE														
10103 E 470 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	10103 E 470 RD													
Subdivision	NORTHAVEN													
Lot/Block	0004 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	31 / 22 / 16 / 5													
Neighborhood	1114 - R-V01,4-NW OOLOGAH													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.33721092 -95.64883486														
Building Permits														
LOT 4 BLOCK 1 NORTHAVEN														
<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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
HVS	Veteran	Yes	999,999	25,020	/	BUHLER, LARRY & GINGER	01/18/2018	0	4					
					2551/477	BUHLER, LARRY &	04/21/2016	0	4					
					1905/804	SIRVA RELOCATION LLC	09/28/2007	182,000	YES					
					1905/802	ROBERTSON, DAMON & LEAH	08/20/2007	182,000						
					1006/110	LEHMAN, DAVID W &	10/24/1995	95,000	Yes					
					877/422	SELLER	03/24/1992	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	2008	Land Value	88,336	33,512	11%	3,686	Assessed	25,020	2,706.70					
Year Frozen	0	Improvements	200,618	193,942		21,334	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	25,020	-2,356.00					
TIF Project ID	0	Total Value	288,954	227,454		25,020	Total Taxable	0	351.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660027393	BUHLER, GINGER			10	281,597	24291		340.00					
2024	2024-660027393	BUHLER, GINGER			10	332,154	23584		330.00					
2023	2023-660027393	BUHLER, GINGER			10	208,155	22897		321.00					
2022	2022-660027393	BUHLER, GINGER			10	214,667	22907		313.00					
2021	2021-660027393	BUHLER, GINGER			10	202,177	22240		303.00					
2020	2020-660027393	BUHLER, GINGER			10	202,815	21852		307.00					
2019	2019-660027393	BUHLER, GINGER			10	192,867	21216		299.00					
2018	2018-660027393	BUHLER, LARRY & GINGER			10	198,066	21788		308.00					
2017	2017-660027393	BUHLER, LARRY & GINGER			10	196,499	21301		279.00					
2016	2016-660027393	BUHLER, LARRY & GINGER			10	191,523	20680		291.00					
2015	2015-660027393	BUHLER, LARRY &			10	186,238	20078		259.00					
2014	2014-660027393	BUHLER, LARRY &			10	191,116	19493		229.00					
2013	2013-660027393	BUHLER, LARRY &			10	180,648	18926		217.00					



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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.5585 Topography Street Access Utilities Amenities LAND VALUE 0 0 Method Square-Foot Base Lot Value 111,449.00 x .79 = 88,336 Factor Value Adjustments 1.0000 Lot Value 88,336		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,927 / 1,927
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,927
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1986 / 30

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 213,894 111.00 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 241,060 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.56	Total Misc Impr	+ 42,310	Roofing Adj	+ 4.74	Garage Cost	+ 14,522
Subfloor Adj	+ -2.23	Total RCN	= 318,442	Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 117,824
Plumbing Adj	+ 8.05	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 200,618
Adj Base Cost	= 135.76	Lot Value	+ 88,336	Total Area	x 1,927	Indicated Value	= 288,954
		Value Per SqFt	149.95	Adjusted Cost	= 261,610		

Value Reconciliation
Selected Approach Cost Approach Improvements 200,618 Lot Value 88,336 Indicated Value 288,954 149.95 Per SqFt Agland Value Site Improvements Total Value 288,954 149.95 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	66273		472	472	25.45		12,012
EPSW	ENCLOSED PORCH - SOLID WALL	66274		28x13	364	67.81		24,683



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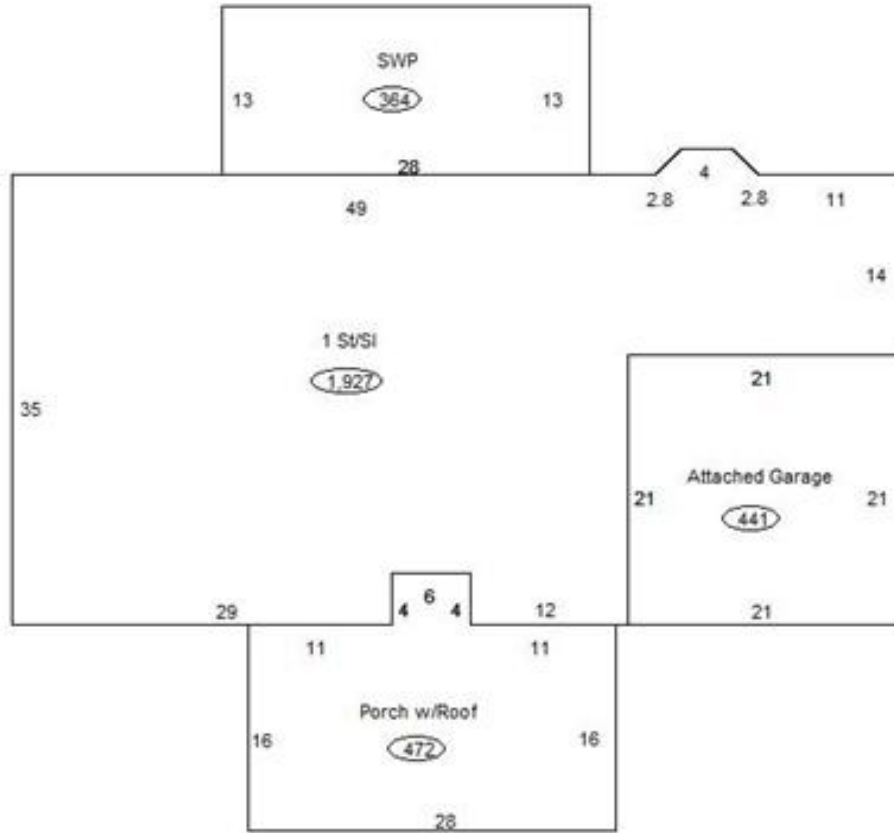
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,927	1.000	1,927
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	472	1.000	472
4	M	EPSW		13	EPSW	364	1.000	364
Total Building Area						1,927		1,927



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					