



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 660098446 Parcel ID 21N15E-31-3-00674-003-0022 Cadastral ID 31-21-15-00730 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 320403 BUTCHER, BRUCE & VICTORIA CO-TRUSTEES BUTCHER FAMILY TRUST 19710 E 69TH PL N OWASSO OK 74055-0000 Parcel Location Situs 19710 E 69TH PL N Subdivision RIDGE, THE 2 Lot/Block 0022 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / Neighborhood 1074 - R-V01,3,4-SW OWASSO CATOOSA School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">06/27/2022 10:43</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0627\IMG_0041. 6/28/2022</p>				
Legal Description Lat/Long: 36.25431001 -95.75269946									
LOT 22 BLOCK 3 RIDGE 2, THE					Building Permits				
					Number	Description	Opened	Closed	Amount
					R2016 07 33	R17-NEW 2715 SQ FT SFR	07/2016	12/2016	210,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2603/699	EXECUTIVE HOMES LLC	01/03/2017	378,500	YES
					2501/224	BLUE CHIP LAND CO LLC	09/24/2015	0	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax
Remove Cap	2018		Land Value	65,910	65,910	11%	Assessed	48,539	5,268.33
Year Frozen			Improvements	375,359	375,359		Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	441,269	441,269	48,539	Total Taxable	48,539	5,268.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660098446	BUTCHER, BRUCE & VICTORIA			7	430,055	0	47,306	5,134.00
2024	2024-660098446	BUTCHER, BRUCE & VICTORIA			7	458,497	0	50,092	5,527.00
2023	2023-660098446	BUTCHER, BRUCE & VICTORIA			7	433,694	0	47,706	5,152.00
2022	2022-660098446	BUTCHER, BRUCE & VICTORIA			7	413,678	0	45,505	5,108.00
2021	2021-660098446	BUTCHER, BRUCE & VICTORIA			7	396,640	0	43,630	4,844.00
2020	2020-660098446	BUTCHER, BRUCE & VICTORIA			7	390,198	0	42,833	4,750.00
2019	2019-660098446	BUTCHER, BRUCE & VICTORIA			7	370,847	0	40,793	4,526.00
2018	2018-660098446	BUTCHER, BRUCE & VICTORIA			7	380,064	0	41,807	4,488.00
2017	2017-660098446	BUTCHER, BRUCE & VICTORIA			7	123,538	0	13,589	1,472.00
2016	2016-660098446	EXECUTIVE HOMES LLC			7	539	0	59	7.00



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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5044		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	21,970.00 x 3.00 = 65,910		
Factor Value			
Adjustments	1.0000		
Lot Value	65,910		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,716 / 2,716
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,716
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	865 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	383,918 141.35 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	504,690 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	375,359
Lot Value	65,910
Indicated Value	441,269 162.47 Per SqFt
Agland Value	
Site Improvements	
Total Value	441,269 162.47 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.10	Total Misc Impr	+ 18,332
Roofing Adj	+ 5.10	Garage Cost	+ 32,187
Subfloor Adj	+ -3.28	Total RCN	= 407,999
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 32,640
Plumbing Adj	+ 8.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 375,359
Adj Base Cost	= 131.62	Lot Value	+ 65,910
Total Area	x 2,716	Indicated Value	= 441,269
Adjusted Cost	= 357,480	Value Per SqFt	162.47

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	131209	21x18		378	28.22		10,667
PRCH	SLAB PORCH - COVERED	131210	7x6		42	29.40		1,235



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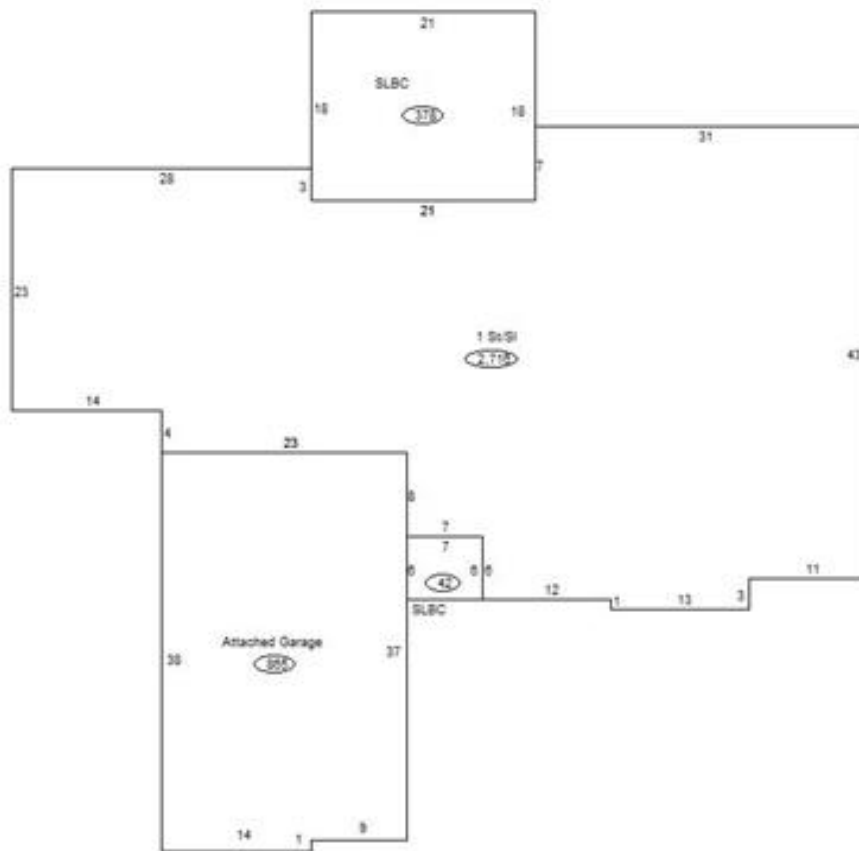
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Sketch Image

660098446



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,716	1.000	2,716
2	G	1		13	Attached Garage	865	1.000	865
3	M	PRCH		13	SLBC	378	1.000	378
4	M	PRCH		13	SLBC	42	1.000	42
Total Building Area						2,716		2,716