



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:26:20
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Assessment Data					Primary Image																																																																																				
Account 660099932 Parcel ID 21N16E-25-4-00000-000-0099 Cadastral ID 25-21-16-01310 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 321420 BATES, ROBERT J & CARLA M 23405 S HOOTYCREEK RD CLAREMORE OK 74019-0000 Parcel Location Situs 23405 S HOOTY RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 25 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																									
Legal Description Lat/Long: 36.27177374 -95.54871141																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.5368 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 110,502.00 x .56 = 62,176 Factor Value Adjustments 1.0000 Lot Value 62,176		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,213 / 2,748
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,213
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	832 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-30\IMG_00; 1/4/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	421,208	153.28	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	103.19	Total Misc Impr	+	21,719			
Roofing Adj	+ 4.76	Garage Cost	+	37,789			
Subfloor Adj	+ -3.72	Total RCN	=	415,951			
Heat/Cool Adj	+ 16.31	Depreciation (7%)	-	29,117			
Plumbing Adj	+ 9.17	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	386,834			
Adj Base Cost	= 129.71	Lot Value	+	62,176			
Total Area	x 2,748	Indicated Value	=	449,010			
Adjusted Cost	= 356,443	Value Per SqFt		163.40			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	386,834		
Lot Value	62,176		
Indicated Value	449,010	163.40	Per SqFt
Agland Value			
Site Improvements	1,685		
Total Value	450,695	164.01	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	134305	22x6		132	32.68		4,314
PATO	SLAB PORCH - OPEN	134306	13x10		130	14.04		1,825
PRCH	SLAB PORCH - COVERED	134307	20x13		260	32.06		8,336



Rogers

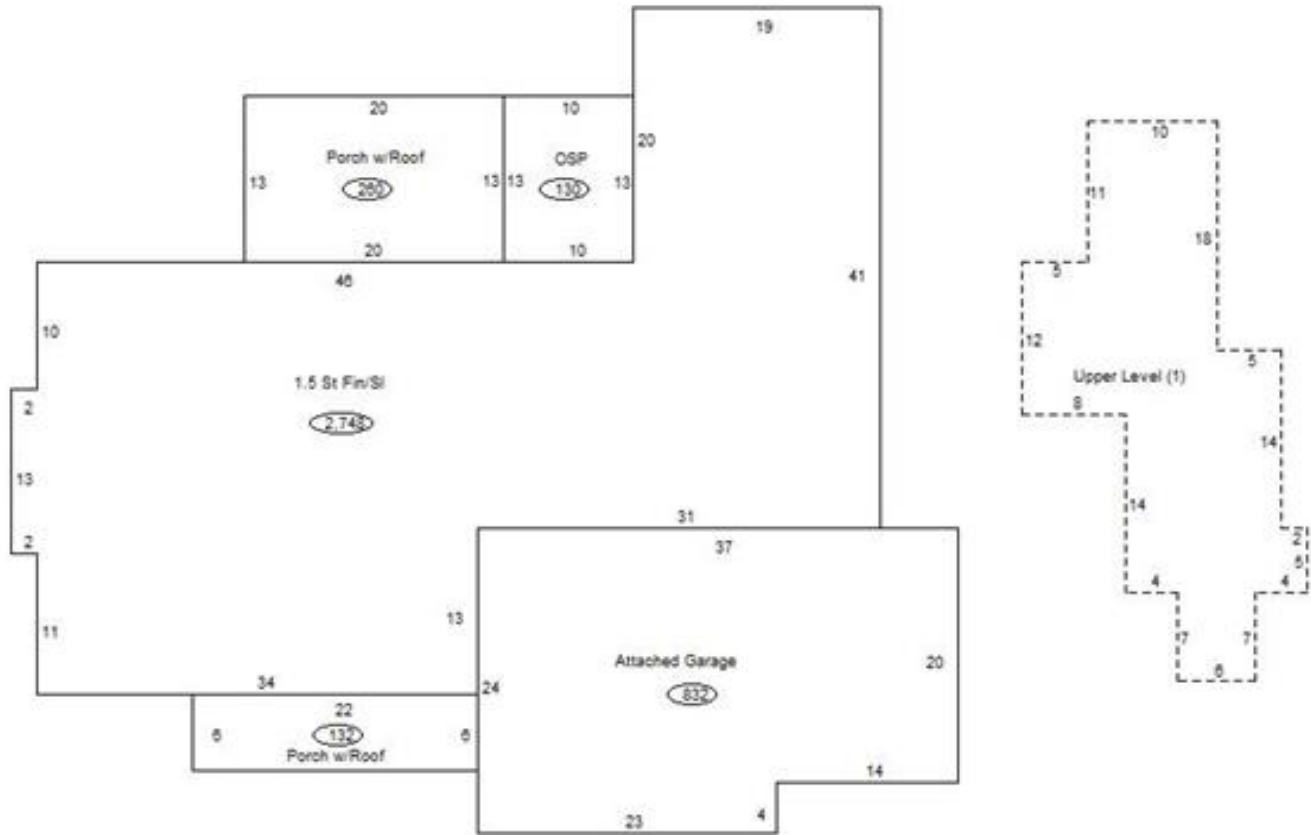
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Sketch Image

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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	2,213	1.242	2,748
2	G	1		13	Attached Garage	832	1.000	832
3	M	PRCH		13	SLBC	132	1.000	132
4	M	PATO		13	Open Slab	130	1.000	130
5	M	PRCH		13	SLBC	260	1.000	260
6	U	^UL		13	Upper Level (1)	535	1.000	535
Total Building Area						2,213		2,748



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x30x0			360
	Qual 2	Cond 3	Year 2019	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (4.68 x 360)		1,685		1,685		1,685