



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:26:22
Page 1

Assessment Data					Primary Image																																																																																				
Account 660099933 Parcel ID 21N16E-25-4-00000-000-0099 Cadastral ID 25-21-16-01320 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 349211 TRAVIS, DAVID WAYNE JR & JOY E FRITSCH 23425 S HOOTY CREEK RD CLAREMORE OK 74019-0000 Parcel Location Situs 23425 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					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-30\IMG_00: 1/4/2023</p>																																																																																				
Legal Description S2 S2 SE SW NE Lat/Long: 36.27131020 -95.54867710																																																																																									
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 Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.4702	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	107,602.00 x .57 = 61,596	
Factor Value		
Adjustments	2.1117	
Lot Value	130,072	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,571 / 3,098
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,571
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	800 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 6



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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	489,551	158.02	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	106.90	Total Misc Impr	+	23,336			
Roofing Adj	+ 5.13	Garage Cost	+	38,728			
Subfloor Adj	+ -3.80	Total RCN	=	478,094			
Heat/Cool Adj	+ 17.38	Depreciation (6%)	-	28,686			
Plumbing Adj	+ 8.68	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	449,408			
Adj Base Cost	= 134.29	Lot Value	+	130,072			
Total Area	x 3,098	Indicated Value	=	579,480			
Adjusted Cost	= 416,030	Value Per SqFt		187.05			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	449,408		
Lot Value	130,072		
Indicated Value	579,480	187.05	Per SqFt
Agland Value			
Site Improvements	524		
Total Value	580,004	187.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134317	300		300	35.19		10,557
PRCH	SLAB PORCH - COVERED	134318	219		219	35.58		7,792
ODFP	Outdoor Fireplace/Firepit		1		1	4,987.18		4,987



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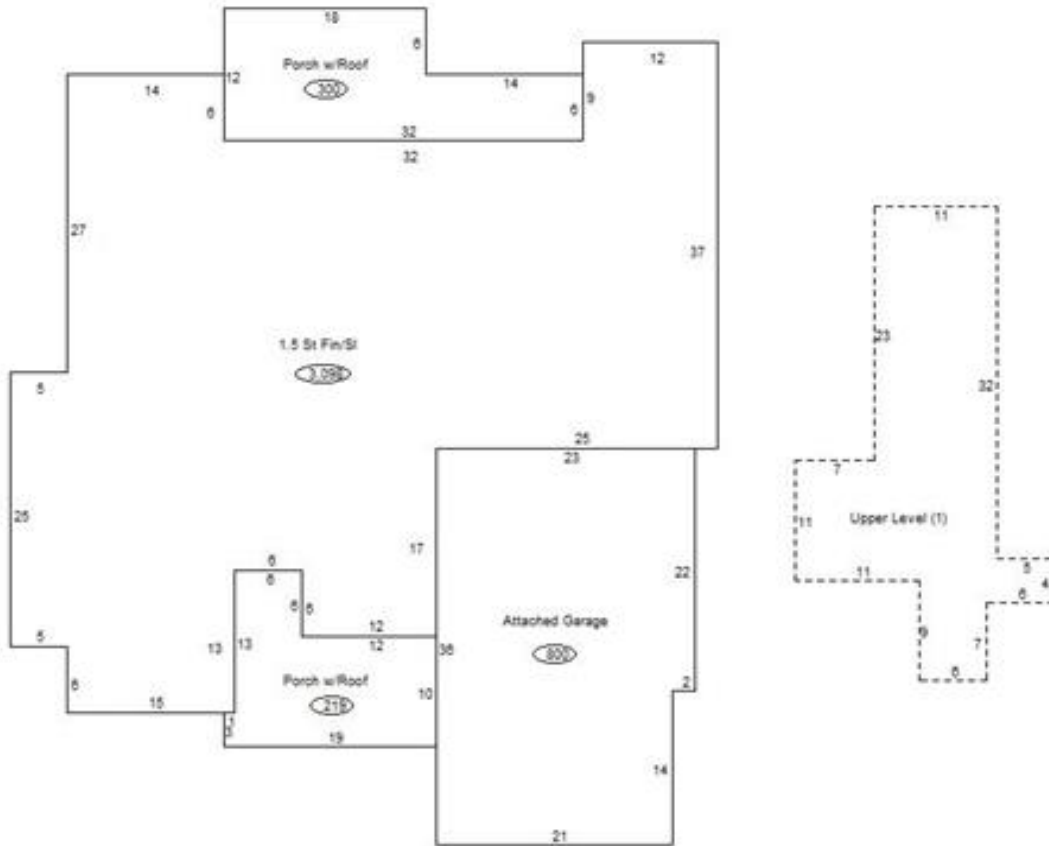
Date 04/18/2026

Time 09:26:23

Page 3

Sketch Image

660099933



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	2,571	1.205	3,098
2	G	1		13	Attached Garage	800	1.000	800
3	M	PRCH		13	SLBC	300	1.000	300
4	M	PRCH		13	SLBC	219	1.000	219
5	U	^UL		13	Upper Level (1)	527	1.000	527
Total Building Area						2,571		3,098



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 Page 4

660099933

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x14x0			112
	Qual 2	Cond 3	Year 2019	Eff Age 5		
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x 112)		524			524	524
	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)						