



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660100976								
Parcel ID	21N16E-25-3-00000-000-0002								
Cadastral ID	25-21-16-01210								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	325784								
MCPHERSON, LLOYD & WHITNEY									
CO-TRUSTEES									
MCPHERSON FAMILY TRUST									
15274 E HOOTY CREEK RD									
CLAREMORE OK 74019-0000									
Parcel Location									
Situs	15274 E HOOTY CREEK RD								
Subdivision									
Lot/Block	/	Parcel Size	2.52 - Acres						
Sec/Twn/Rng	25 / 21 / 16 / 3								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-30\IMG_00: 1/4/2023									
Legal Description Lat/Long: 36.26836543 -95.55624008									
Building Permits									
W 166' SW NE SW									
Number	Description	Opened	Closed	Amount					
R17 000051	R19- NEW 3134 SQ FT	02/2018	08/2018	250,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BREWSTER & CO INC	09/25/2018	375,000	YES					
2674/475	LEONARD, JOHNNY-TRUSTEE	11/14/2017	33,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2019	Land Value	61,799	41,036	11%	4,514	Assessed	51,790 4,301.16	
Year Frozen		Improvements	466,134	429,786		47,276	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	527,933	470,822		51,790	Total Taxable	50,790 4,218.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660100976	MCPHERSON, LLOYD &	5	494,875	1000	49,282	4,093.00		
2024	2024-660100976	MCPHERSON, LLOYD &	5	521,585	1000	47,818	3,990.00		
2023	2023-660100976	MCPHERSON, LLOYD &	5	470,044	1000	46,395	3,863.00		
2022	2022-660100976	MCPHERSON, LLOYD &	5	474,551	1000	45,015	3,744.00		
2021	2021-660100976	MCPHERSON, LLOYD	5	406,137	1000	43,675	3,705.00		
2020	2020-660100976	MCPHERSON, LLOYD	5	402,133	0	43,821	3,710.00		
2019	2019-660100976	MCPHERSON, LLOYD	5	379,398	0	41,734	3,614.00		
2018	2018-660100976	MCPHERSON, LLOYD	5	32,580	0	3,584	311.00		



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.4935		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	108,618.00 x .57 = 61,799		
Factor Value			
Adjustments	1.0000		
Lot Value	61,799		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	3,095 / 3,538
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,095
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	880 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	503,564 142.33 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	466,134
Lot Value	61,799
Indicated Value	527,933 149.22 Per SqFt
Agland Value	
Site Improvements	
Total Value	527,933 149.22 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.18	Total Misc Impr	+	18,196
Roofing Adj	+ 4.91	Garage Cost	+	39,970
Subfloor Adj	+ -3.80	Total RCN	=	495,887
Heat/Cool Adj	+ 16.31	Depreciation (6%)	-	29,753
Plumbing Adj	+ 7.12	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	466,134
Adj Base Cost	= 123.72	Lot Value	+	61,799
Total Area	x 3,538	Indicated Value	=	527,933
Adjusted Cost	= 437,721	Value Per SqFt		149.22

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	137691	309		309	31.91		9,860
PRCH	SLAB PORCH - COVERED	137692	20x13		260	32.06		8,336



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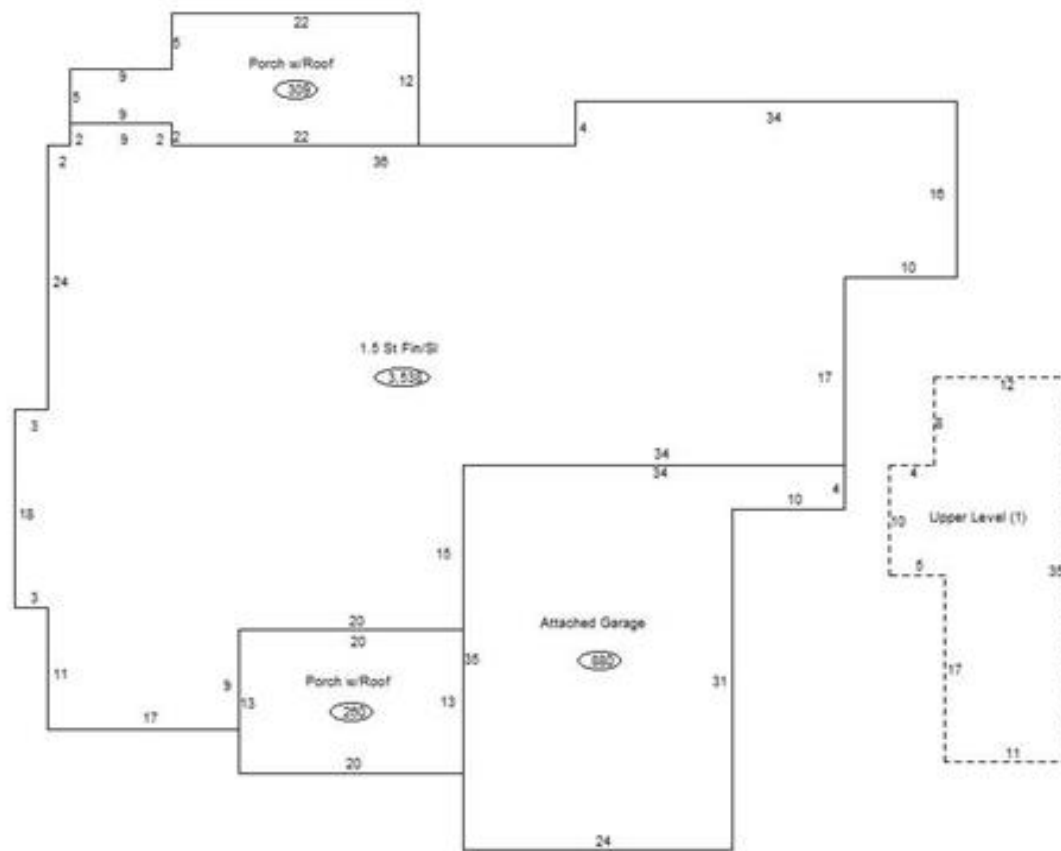
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Sketch Image

660100976



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/SI	3,095	1.143	3,538
2	G	1		13	Attached Garage	880	1.000	880
3	M	PRCH		13	SLBC	309	1.000	309
4	M	PRCH		13	SLBC	260	1.000	260
5	U	^UL		13	Upper Level (1)	443	1.000	443
Total Building Area						3,095		3,538