



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:57:31
Page 1

Assessment Data				Primary Image						
Account	660102717									
Parcel ID	21N16E-25-4-00000-001-0000									
Cadastral ID	25-21-16-01330									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	1							
Tax Area	5 - JUSTUS RURAL/NO FIRE									
Name ID	333492									
GIRDNER, MISTY & BRYAN II										
23465 S HOOTY CREEK RD CLAREMORE OK 74019-0000										
Parcel Location										
Situs	23465 S HOOTY CREEK 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: 36.27040758 -95.54869327				Building Permits						
S2 N2 NE NW SE				Number	Description	Opened	Closed	Amount		
				R20	R21- SPLIT	07/2019	01/2021			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	BREWSTER & CO INC	01/27/2021	393,000	YES	
					/	BREWSTER & CO INC	07/25/2019	0	4	
					/	GENTRY, RUBY M FAMILY LIVING-TRI	03/04/2019	80,000	11	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2022		Land Value	61,694	43,284	11%	4,761	Assessed	50,044	4,156.15
Year Frozen			Improvements	434,096	411,662		45,283	Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	495,790	454,946	50,044	Total Taxable	50,044	4,156.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660102717	GIRDNER, MISTY & BRYAN II			5	483,340	0	47,661	3,958.00	
2024	2024-660102717	GIRDNER, MISTY & BRYAN II			5	510,403	0	45,392	3,788.00	
2023	2023-660102717	GIRDNER, MISTY & BRYAN II			5	393,000	0	43,231	3,600.00	
2022	2022-660102717	GIRDNER, MISTY & BRYAN II			5	393,000	0	43,231	3,596.00	
2021	2021-660102717	GIRDNER, MISTY & BRYAN II			5	172,111	0	18,933	1,606.00	
2020	2020-660102717	BREWSTER & CO INC			5	34,000	0	3,740	317.00	
2019	2019-660102717	BREWSTER & CO INC			5	243	0	27	2.00	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:57:31
 Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.4815	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	108,094.00 x .57 = 61,694	
Factor Value		
Adjustments	1.0000	
Lot Value	61,694	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,735 / 3,061
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,735
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	851 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5



\\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	459,033	149.96	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	102.17	Total Misc Impr	+	18,280			
Roofing Adj	+ 5.12	Garage Cost	+	38,652			
Subfloor Adj	+ -3.96	Total RCN	=	456,943			
Heat/Cool Adj	+ 16.31	Depreciation (5%)	-	22,847			
Plumbing Adj	+ 11.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	434,096			
Adj Base Cost	= 130.68	Lot Value	+	61,694			
Total Area	x 3,061	Indicated Value	=	495,790			
Adjusted Cost	= 400,011	Value Per SqFt		161.97			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	434,096		
Lot Value	61,694		
Indicated Value	495,790	161.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	495,790	161.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148715	18x13		234	32.15		7,523
PRCH	SLAB PORCH - COVERED	148716	107		107	32.83		3,513
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87		7,244

