



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	660103009								
Parcel ID	21N16E-25-4-00000-002-0000								
Cadastral ID	25-21-16-01331								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	331799								
NELSON, PAUL M & NINA M									
23445 S HOOTY CREEK RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23445 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: 36.27085854 -95.54868578				Building Permits					
N2 N2 NE NW SE				Number	Description	Opened	Closed	Amount	
				R19	R21- NEW 2962 SQ FT SFR	09/2019	09/2020	400,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BREWSTER & CO INC	08/26/2020	405,000	YES
					/	BREWSTER & CO INC	07/25/2019	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2021		Land Value	71,673	71,673	11%	Assessed	52,531	4,362.70
Year Frozen			Improvements	405,884	405,884		Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	477,557	477,557	52,531	Total Taxable	52,531	4,363.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660103009	NELSON, PAUL M & NINA M			5	479,213	0	52,714	4,378.00
2024	2024-660103009	NELSON, PAUL M & NINA M			5	504,773	0	50,818	4,241.00
2023	2023-660103009	NELSON, PAUL M & NINA M			5	452,013	0	48,398	4,030.00
2022	2022-660103009	NELSON, PAUL M & NINA M			5	451,989	0	46,094	3,834.00
2021	2021-660103009	NELSON, PAUL M & NINA M			5	399,075	0	43,899	3,724.00
2020	2020-660103009	NELSON, PAUL M & NINA M			5	34,000	0	3,740	317.00
2019	2019-660103009	BREWSTER & CO INC			5	244	0	27	2.00



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.4788	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	107,975.00 x .57 = 61,670	
Factor Value		
Adjustments	1.1622	
Lot Value	71,673	

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	2,083 / 2,734
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,083
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	841 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

\\tsclient\TLOGAN\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	426,043	155.83	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	103.90	Total Misc Impr	+	18,564			
Roofing Adj	+ 4.57	Garage Cost	+	38,198			
Subfloor Adj	+ -3.52	Total RCN	=	427,246			
Heat/Cool Adj	+ 16.31	Depreciation (5%)	-	21,362			
Plumbing Adj	+ 14.25	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	405,884			
Adj Base Cost	= 135.51	Lot Value	+	71,673			
Total Area	x 2,734	Indicated Value	=	477,557			
Adjusted Cost	= 370,484	Value Per SqFt		174.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	405,884		
Lot Value	71,673		
Indicated Value	477,557	174.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	477,557	174.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	147270	20x12		240	32.13		7,711
PRCH	SLAB PORCH - COVERED	147271	11x10		110	32.81		3,609
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87		7,244



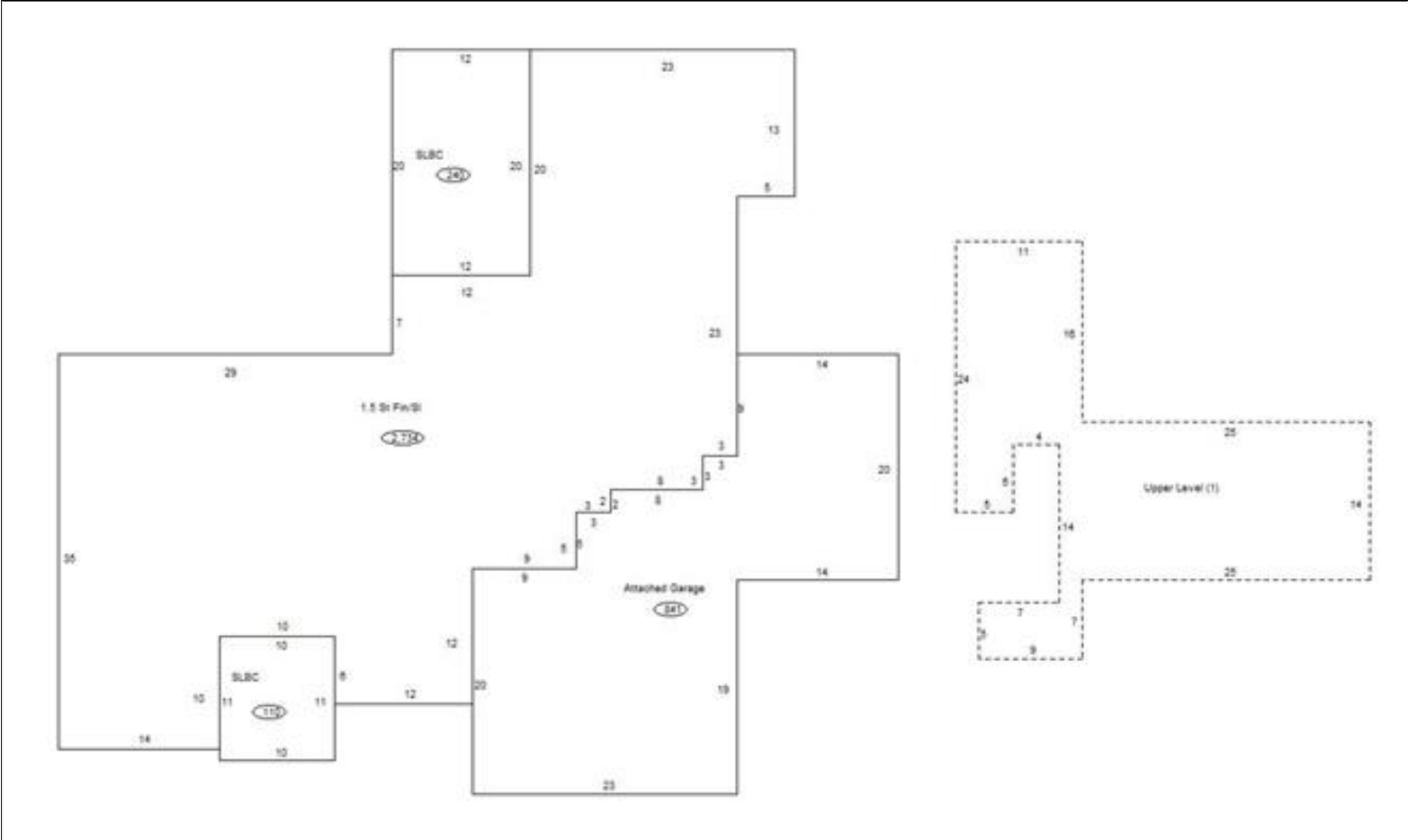
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Sketch Image

660103009



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,083	1.313	2,734
2	G	1		10	Attached Garage	841	1.000	841
3	U	^UL		10	Upper Level (1)	651	1.000	651
4	M	PRCH		10	SLBC	240	1.000	240
5	M	PRCH		10	SLBC	110	1.000	110
Total Building Area						2,083		2,734