




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660000045 Parcel ID 000000-00-0-00006-001-0002 Cadastral ID 01-19-16-04210 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 323042 JOHNSON, RONALD W & BONNIE J 31054 S ANDERSON RD INOLA OK 74036-0000 Parcel Location Situs 31054 S ANDERSON RD Subdivision ANDERSON ACRES Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 19 / 16 / 5 Neighborhood 1093 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0910\IMG_0009. 9/17/2021</p>														
Legal Description Lat/Long: 36.16156027 -95.55503946																			
LOT 2 BLOCK 1 ANDERSON ACRES					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R22 211</td> <td>R23 NEW DTCH ACC BLDG 30X30</td> <td>05/2022</td> <td>10/2022</td> <td>14,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 211	R23 NEW DTCH ACC BLDG 30X30	05/2022	10/2022	14,000
Number	Description	Opened	Closed	Amount															
R22 211	R23 NEW DTCH ACC BLDG 30X30	05/2022	10/2022	14,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					2673/488	MACEK, JOHN L	11/06/2017	122,500	YES										
					2122/509	PANNELL, CHARLES H &	08/23/2010	123,500	YES										
					1275/128	SCHMITZ, LARRY W &	12/06/2000	85,000	Yes										
					1011/575	LANDSAW, THOMAS MILES	11/22/1995	80,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	2018		Land Value	55,503	21,176	11%	2,329	Assessed	16,430 1,315.39										
Year Frozen	0		Improvements	163,492	128,184		14,101	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00										
TIF Project ID	0		Total Value	218,995	149,360		16,430	Total Taxable	16,430 1,315.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660000045	JOHNSON, RONALD W &			2	184,649	0	15,647	1,253.00										
2024	2024-660000045	JOHNSON, RONALD W &			2	191,116	0	14,903	1,198.00										
2023	2023-660000045	JOHNSON, RONALD W &			2	129,024	0	14,193	1,143.00										
2022	2022-660000045	JOHNSON, RONALD W &			2	110,731	0	12,180	988.00										
2021	2021-660000045	JOHNSON, RONALD W &			2	128,686	0	14,155	1,134.00										
2020	2020-660000045	JOHNSON, RONALD W &			2	126,578	0	13,924	1,125.00										
2019	2019-660000045	JOHNSON, RONALD W &			2	122,027	0	13,423	1,109.00										
2018	2018-660000045	JOHNSON, RONALD W &			2	127,187	0	13,991	1,168.00										
2017	2017-660000045	MACEK, JOHN L			2	131,972	0	14,517	1,221.00										
2016	2016-660000045	MACEK, JOHN L			2	128,504	0	14,135	1,203.00										
2015	2015-660000045	MACEK, JOHN L			2	124,384	0	13,682	1,187.00										
2014	2014-660000045	MACEK, JOHN L			2	125,419	0	13,625	1,223.00										
2013	2013-660000045	MACEK, JOHN L			2	117,963	0	12,976	1,093.00										



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Lot Data	Square-Foot - NBHD 1093 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.191	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,881.00 x 1.07 = 55,503	
Factor Value		
Adjustments	1.0000	
Lot Value	55,503	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Plywood or Har
Base/Total Area	1,406 / 1,406
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,406
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Finished
Remodel	
Year/Eff Age	1983 / 32

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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	208,774	148.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	5,410		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.36	Total Misc Impr	+	11,222			
Roofing Adj	+ 4.85	Garage Cost	+	20,597			
Subfloor Adj	+ -2.30	Total RCN	=	223,865			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	89,546			
Plumbing Adj	+ 11.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	134,319			
Adj Base Cost	= 136.59	Lot Value	+	55,503			
Total Area	x 1,406	Indicated Value	=	189,822			
Adjusted Cost	= 192,046	Value Per SqFt		135.01			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	134,319		
Lot Value	55,503		
Indicated Value	189,822	135.01	Per SqFt
Agland Value			
Site Improvements	29,173		
Total Value	218,995	155.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128	20x5		100	26.62		2,662
PATO	SLAB PORCH - OPEN	129	39x10		390	8.63		3,366
FPPF	Fireplace - Prefabricated			1	1	5,194.00		5,194



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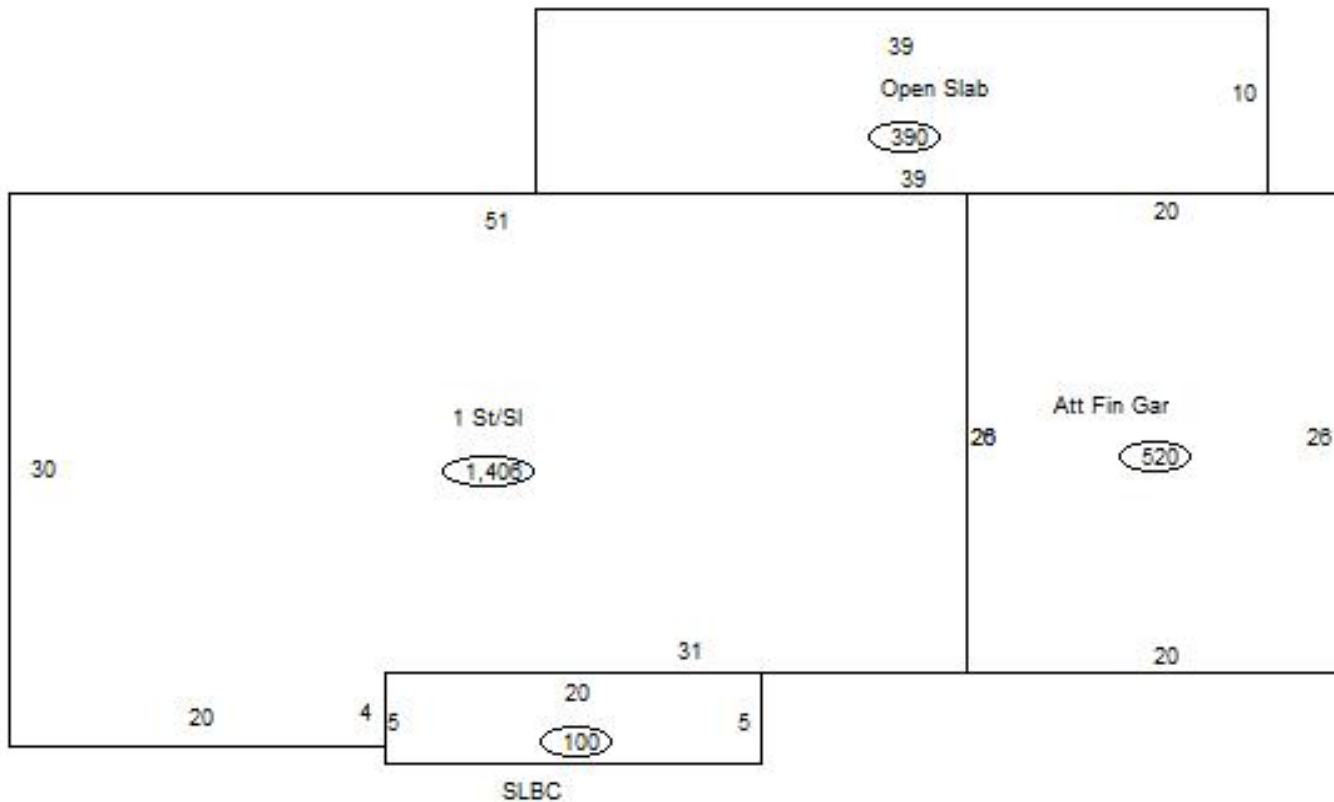
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,406	1.000	1,406
2	G	5		13	Att Fin Gar	520	1.000	520
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PATO		13	Open Slab	390	1.000	390
Total Building Area						1,406		1,406



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	30x30x12	Concrete	Formed Metal	900
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (25.54 x 900) 22,986		22,986	1,149	21,837

	SHDS	Shed - Small	18x22x7	Plank		396
	Qual 4	Cond 3	Year 2021	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (22.87 x 396) 9,057		9,057	1,721	7,336