



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 660000661 Parcel ID 22N14E-01-2-00000-000-0000 Cadastral ID 01-22-14-00800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 187494 JOHNSTON, CECIL J & E NELL TRUSTEES 13381 S 4060 RD OOLOGAH OK 74053-0000 Parcel Location Situs 13381 S 4060 RD Subdivision Lot/Block / Parcel Size 102.27 - Acres Sec/Twn/Rng 1 / 22 / 14 / 2 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/10/2020</p>														
Legal Description Lat/Long: 36.41865242 -95.77212412																			
S2 NW & GOVT LOTS 3 & 4 LESS N2 LOT 3 & LESS N2 S2 LOT 3 & LESS N2 LOT 4 & LESS N2 SE LOT 4 & LESS TR DESC 2025-002356 AS BEG NW/C S2 GOVT LOT 4; N88.3752E 662.36'; S01.2728E 333.18'; N84.1418W 162'; N50.5045W 77.03'; N36.2223W 126.78'; N67.4331W 144.49'; S88.3752W 238.30';					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	JOHNSTON, CECIL J &	01/19/2025	0	21										
					826/583			0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	0		Land Value 13,880	10,923	11%	1,202	Assessed	7,214	780.42										
Year Frozen	2005		Improvements 69,451	54,653		6,012	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0		Total Value 83,331	65,576		7,214	Total Taxable	6,214	686.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660000661	JOHNSTON, CECIL J &			10	69,891	1000	6,213	686.00										
2024	2024-660000661	JOHNSTON, CECIL J &			10	80,437	1000	6,256	670.00										
2023	2023-660000661	JOHNSTON, CECIL J &			10	69,899	1000	6,256	665.00										
2022	2022-660000661	JOHNSTON, CECIL J &			10	70,123	1000	6,256	661.00										
2021	2021-660000661	JOHNSTON, CECIL J &			10	68,487	1000	6,256	666.00										
2020	2020-660000661	JOHNSTON, CECIL J &			10	79,988	1000	7,123	767.00										
2019	2019-660000661	JOHNSTON, CECIL J &			10	76,872	1000	7,123	754.00										
2018	2018-660000661	JOHNSTON, CECIL J &			10	82,711	1000	7,123	779.00										
2017	2017-660000661	JOHNSTON, CECIL J &			10	82,194	1000	7,122	823.00										
2016	2016-660000661	JOHNSTON, CECIL J &			10	80,218	1000	7,122	751.00										
2015	2015-660000661	JOHNSTON, CECIL J &			10	79,205	1000	7,122	711.00										
2014	2014-660000661	JOHNSTON, CECIL J &			10	82,032	1000	7,123	709.00										
2013	2013-660000661	JOHNSTON, CECIL J &			10	81,539	1000	7,123	685.00										



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Lot Data	Units-Buildable - 22-14 (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,344 / 1,632
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	1,344
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 51



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/10/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	123,425	75.63	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	68,248		
Lot Value			
Indicated Value	68,248	41.82	Per SqFt
Agland Value	13,880		
Site Improvements	1,203		
Total Value	149,985	91.90	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.23	Total Misc Impr	+	10,628			
Roofing Adj	+ 4.19	Garage Cost	+				
Subfloor Adj	+ -0.95	Total RCN	=	158,699			
Heat/Cool Adj	+ 0.84	Depreciation (58%)	-	92,045			
Plumbing Adj	+ 3.42	Lump Sums	+	1,594			
Basement Adj	+ 0.00	RCNLD	=	68,248			
Adj Base Cost	= 90.73	Lot Value	+				
Total Area	x 1,632	Indicated Value	=	68,248			
Adjusted Cost	= 148,071	Value Per SqFt		41.82			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2012	1	0.00	
EPSW	ENCLOSED PORCH - SOLID WALL	116591	22x7			154	62.43	9,614
PRCH	SLAB PORCH - COVERED	116592	7x6			42	24.14	1,014
BALW	BALCONY - WOOD	116593	12x5			60	26.56	1,594



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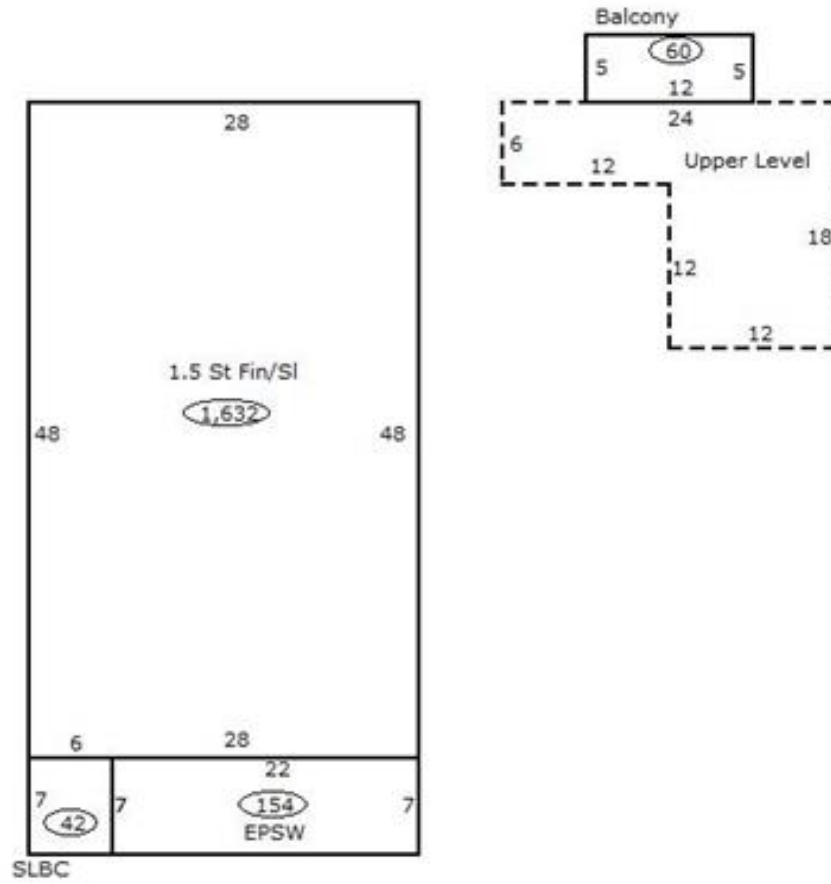
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,344	1.214	1,632
2	U	^UL		13	Upper Level	288	1.000	288
3	M	EPSW		13	EPSW	154	1.000	154
4	M	PRCH		13	SLBC	42	1.000	42
5	M	BALW		13	Balcony	60	1.000	60
Total Building Area						1,344		1,632



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	24x12x8	Concrete	Formed Metal	288
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (8.70 x 288)		2,506		2,506	1,303	1,203



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			30.870	122	122	3,778	3,778
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			8.464	54	54	457	457
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			15.709	168	168	2,639	2,639
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			11.743	192	192	2,255	2,255
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			16.228	166	166	2,687	2,687
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			6.717	235	235	1,580	1,580
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			5.726	85	85	484	484
W	WATER	TMBR	0			6.815	0	0	0	0
TMBR Totals						102.270			13,880	13,880
Total Agland						102.270			13,880	13,880