



# 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	660004946								
Parcel ID	000000-00-0-00252-008-0011								
Cadastral ID	06-20-16-05260								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 3							
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	258523								
JOHNSON, DENNIS R &									
CONNIE B									
10413 E 3RD ST CLAREMORE OK 74019-0000									
Parcel Location									
Situs	10413 E 3RD ST								
Subdivision	DIXIE ESTATES								
Lot/Block	0011 / 0008	Parcel Size 1 - Lots							
Sec/Twn/Rng	6 / 20 / 16 / 5								
Neighborhood	1083 - R-V01-SW CLAREMORE								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description									
Lot/Long: 36.24618638 -95.64509056									
LOT 11 BLOCK 8 DIXIE ESTATES									
Building Permits									
Number	Description	Opened	Closed	Amount					
2005-35	R7 FOR NEW 30x30 BLDG	10/2005	12/2006	14,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
956/400	BUTLER, MARSHALL W JR	04/23/1994	55,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	71,666	29,071	11%	3,198	Assessed	16,872	
Year Frozen	0	Improvements	135,694	124,312		13,674	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	207,360	153,383		16,872	Total Taxable	15,872	
								1,670.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004946	JOHNSON, DENNIS R &	80	203,421	1000	15,381	1,618.00		
2024	2024-660004946	JOHNSON, DENNIS R &	80	194,008	1000	14,903	1,439.00		
2023	2023-660004946	JOHNSON, DENNIS R &	80	140,368	1000	14,440	1,373.00		
2022	2022-660004946	JOHNSON, DENNIS R &	80	137,001	1000	14,070	1,362.00		
2021	2021-660004946	JOHNSON, DENNIS R &	80	136,299	1000	13,993	1,319.00		
2020	2020-660004946	JOHNSON, DENNIS R &	80	134,341	1000	13,778	1,302.00		
2019	2019-660004946	JOHNSON, DENNIS R &	80	131,103	1000	13,421	1,289.00		
2018	2018-660004946	JOHNSON, DENNIS R &	80	134,781	1000	13,654	1,312.00		
2017	2017-660004946	JOHNSON, DENNIS R &	80	133,793	1000	13,227	1,274.00		
2016	2016-660004946	JOHNSON, DENNIS R &	80	130,699	1000	12,814	1,238.00		
2015	2015-660004946	JOHNSON, DENNIS R &	80	130,538	1000	12,411	1,209.00		
2014	2014-660004946	JOHNSON, DENNIS R &	80	131,643	1000	12,021	1,109.00		
2013	2013-660004946	JOHNSON, DENNIS R &	80	122,909	1000	11,641	1,112.00		



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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9971	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,434.00 x 1.65 = 71,666	
Factor Value		
Adjustments	1.0000	
Lot Value	71,666	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Plywood or Ha
Base/Total Area	1,613 / 1,613
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,613
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 33

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-4\IMG 10/5/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	182,898	113.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	169,580		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.22	Total Misc Impr	+	13,627			
Roofing Adj	+ 4.36	Garage Cost	+	16,207			
Subfloor Adj	+ -1.15	Total RCN	=	205,199			
Heat/Cool Adj	+ 5.57	Depreciation ( 43%)	-	88,236			
Plumbing Adj	+ 5.72	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	116,963			
Adj Base Cost	= 108.72	Lot Value	+	71,666			
Total Area	x 1,613	Indicated Value	=	188,629			
Adjusted Cost	= 175,365	Value Per SqFt		116.94			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,963		
Lot Value	71,666		
Indicated Value	188,629	116.94	Per SqFt
Agland Value			
Site Improvements	18,731		
Total Value	207,360	128.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	12564	14x8		112	23.91		2,678
PRCH	SLAB PORCH - COVERED	12565	25x10		250	23.41		5,853



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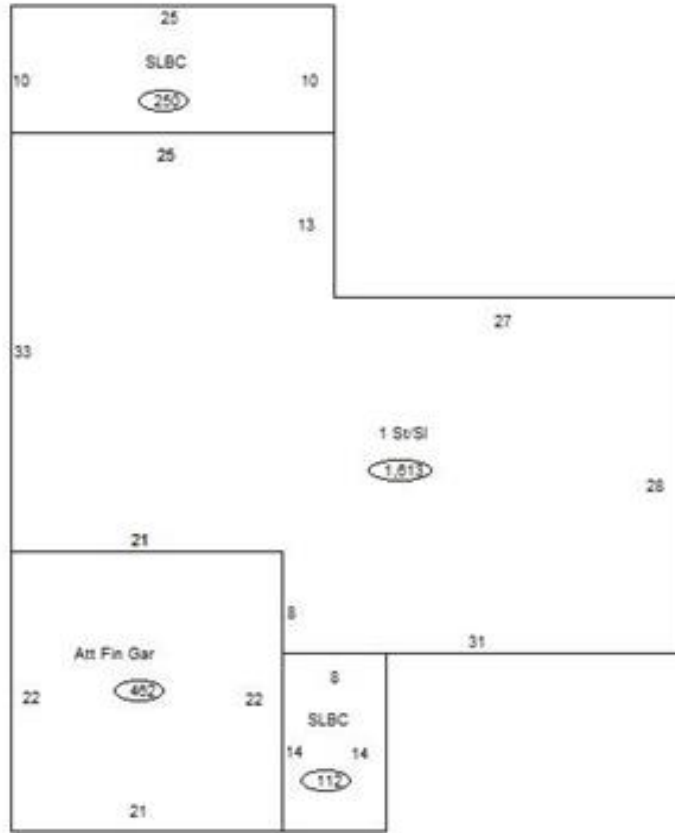
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Sketch Image

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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	1,613	1.000	1,613
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PRCH		13	SLBC	250	1.000	250
<b>Total Building Area</b>						<b>1,613</b>		<b>1,613</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x8x5	Plank	Galvanized Metal	48
	<b>Qual</b> 2	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (30.22 x 48)	1,451		1,451	667	784

	SHDS	Shed - Small	14x8x6	Plank	Formed Metal	112
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (26.51 x 112)	2,969		2,969	1,366	1,603

	UTIL	Utility Building	30x30x10	Concrete	Formed Metal	900
	<b>Qual</b> 3	<b>Cond</b> 3.5	<b>Year</b> 2000	<b>Eff Age</b> 18		

Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
Base Cost (31.86 x 900)	28,674		28,674	12,330	16,344