



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 660006447 Parcel ID 21N17E-07-3-00000-000-0000 Cadastral ID 07-21-17-00500 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 212734 JOHNSON, HARVEY C JR-TRUSTEE 15911 E HWY 20 UNIT B CLAREMORE OK 74019-0000 Parcel Location Situs 20601 S 4190 RD Subdivision Lot/Block / Parcel Size 75.89 - Acres Sec/Twn/Rng 7 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31125059 -95.54083594																																																																																																																									
Legal Description LOTS 3 & 4 LESS TR BEG 15.21' E & 50.41' N SW/C SW, TH N 01-28 02W 132.04', N87-53-35E 26.98', N89-23-02E 1271.02', S01-28-02E 113 46', S88-31-58W ALG N PRESENT ROW/L 1297.86' TO POB FOR HWY					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																																																																																																											
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Lot Data	Units-Buildable - UNPLATTED (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 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,008 / 1,440
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1920 / 106



\\tsclient\TRANDY\RANDY VISUAL INSPECTION\2021-4-1\IMG_(4/12/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	76.77	Total Misc Impr	+ 9,910				
Roofing Adj	+ 2.95	Garage Cost	+ 0				
Subfloor Adj	+ 1.70	Total RCN	= 134,542				
Heat/Cool Adj	+ 1.65	Depreciation (80%)	- 107,634				
Plumbing Adj	+ 3.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 26,908				
Adj Base Cost	= 86.55	Lot Value	+ 0				
Total Area	x 1,440	Indicated Value	= 26,908				
Adjusted Cost	= 124,632	Value Per SqFt	18.69				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,908		
Lot Value			
Indicated Value	26,908	18.69	Per SqFt
Agland Value	11,282		
Site Improvements	6,093		
Total Value	71,191	49.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	15896	28x8		224	20.59		4,612
EPSW	ENCLOSED PORCH - SOLID WALL	15897	16x6		96	55.19		5,298



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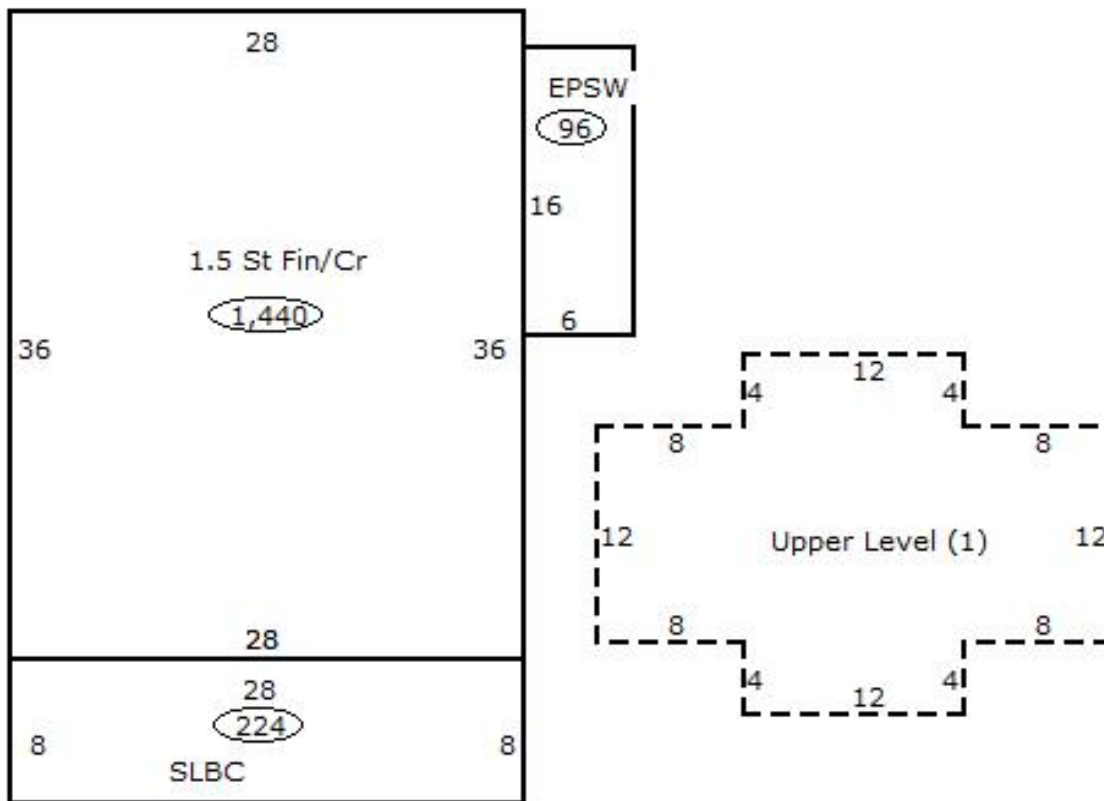
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,008	1.429	1,440
2	M	PRCH		13	SLBC	224	1.000	224
3	M	EPSW		13	EPSW	96	1.000	96
4	U	^UL		13	Upper Level (1)	432	1.000	432
Total Building Area						1,008		1,440



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			1,280	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (10.10 x 1,280)		12,928		12,928	9,696	3,232
	BARN	BARN	0x0x0			1,824	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD	
	Base Cost (9.36 x 1,824)		17,073		17,073	15,366	1,707
	LT	LEAN-TO	0x0x0			560	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 560)		1,635		1,635	1,472	163
	LF	LOAFING SHED	0x0x0			750	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 750)		3,195		3,195	2,876	319
	CP	CARPORT DIRT	0x0x0			640	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x 640)		2,240		2,240	1,568	672



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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	TMBR	51			.055	92	92	5	5
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			3.864	143	143	552	552
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			25.445	122	122	3,115	3,115
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			5.663	54	54	306	306
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			.040	84	84	3	3
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			.019	72	72	1	1
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			.019	108	108	2	2
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			27.764	168	168	4,664	4,664
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			4.533	144	144	653	653
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			.705	213	213	150	150
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			7.785	235	235	1,831	1,831
IMP PST Totals						75.890			11,282	11,282
Total Agland						75.890			11,282	11,282