



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 660019922 Parcel ID 000000-00-0-00816-002-0009 Cadastral ID 23-21-16-00290 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 178124 KARMAZIN, JOHN W & LORI A 22335 S DOGWOOD PL CLAREMORE OK 74019-0000																			
Parcel Location Situs 22335 S DOGWOOD PL Subdivision THOUSAND OAKS Lot/Block 0009 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 16 / 5 Neighborhood 1145 - R-V01-SE FOYIL School District S009 - JUSTUS-TIAWAH SCHOOLS																			
Legal Description Lot/Long: 36.28643436 -95.57737957					Building Permits														
LOT 9 BLOCK 2 THOUSAND OAKS					<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	872/246	ROGERS, JOHN A	01/29/1992	13,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	0	Land Value	71,965	28,144	11%	3,096	Assessed	29,081	2,415.18										
Year Frozen	0	Improvements	266,128	236,224		25,985	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0	Total Value	338,093	264,368		29,081	Total Taxable	28,081	2,332.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660019922	KARMAZIN, JOHN W &			5	335,944	1000	27,234	2,262.00										
2024	2024-660019922	KARMAZIN, JOHN W &			5	324,608	1000	26,411	2,204.00										
2023	2023-660019922	KARMAZIN, JOHN W &			5	241,936	1000	25,613	2,133.00										
2022	2022-660019922	KARMAZIN, JOHN W &			5	247,739	1000	25,330	2,107.00										
2021	2021-660019922	KARMAZIN, JOHN W &			5	232,436	1000	24,563	2,084.00										
2020	2020-660019922	KARMAZIN, JOHN W &			5	228,553	1000	23,818	2,016.00										
2019	2019-660019922	KARMAZIN, JOHN W &			5	215,140	1000	22,665	1,963.00										
2018	2018-660019922	KARMAZIN, JOHN W &			5	220,841	1000	23,293	2,019.00										
2017	2017-660019922	KARMAZIN, JOHN W &			5	218,997	1000	23,077	1,882.00										
2016	2016-660019922	KARMAZIN, JOHN W &			5	213,135	1000	22,376	1,909.00										
2015	2015-660019922	KARMAZIN, JOHN W &			5	206,317	1000	21,695	1,833.00										
2014	2014-660019922	KARMAZIN, JOHN W &			5	207,999	1000	21,138	1,814.00										
2013	2013-660019922	KARMAZIN, JOHN W &			5	195,391	1000	20,493	1,785.00										



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Lot Data	Square-Foot - NBHD 1145 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.434 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 62,465.00 x 1.15 = 71,965 Factor Value Adjustments 1.0000 Lot Value 71,965		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	2,286 / 2,702
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,286
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	780 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25



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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	345,737	127.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	378,840		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.29	Total Misc Impr	+ 8,801				
Roofing Adj	+ 4.42	Garage Cost	+ 29,024				
Subfloor Adj	+ -2.88	Total RCN	= 371,738				
Heat/Cool Adj	+ 14.47	Depreciation (31%)	- 115,239				
Plumbing Adj	+ 8.28	Lump Sums	+ 5,755				
Basement Adj	+ 0.00	RCNLD	= 262,254				
Adj Base Cost	= 123.58	Lot Value	+ 71,965				
Total Area	x 2,702	Indicated Value	= 334,219				
Adjusted Cost	= 333,913	Value Per SqFt	123.69				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	262,254		
Lot Value	71,965		
Indicated Value	334,219	123.69	Per SqFt
Agland Value			
Site Improvements	3,874		
Total Value	338,093	125.13	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	48695		81	81	29.27		2,371
WODO	WOOD DECK - OPEN	48697		430	430	19.12	30%	5,755

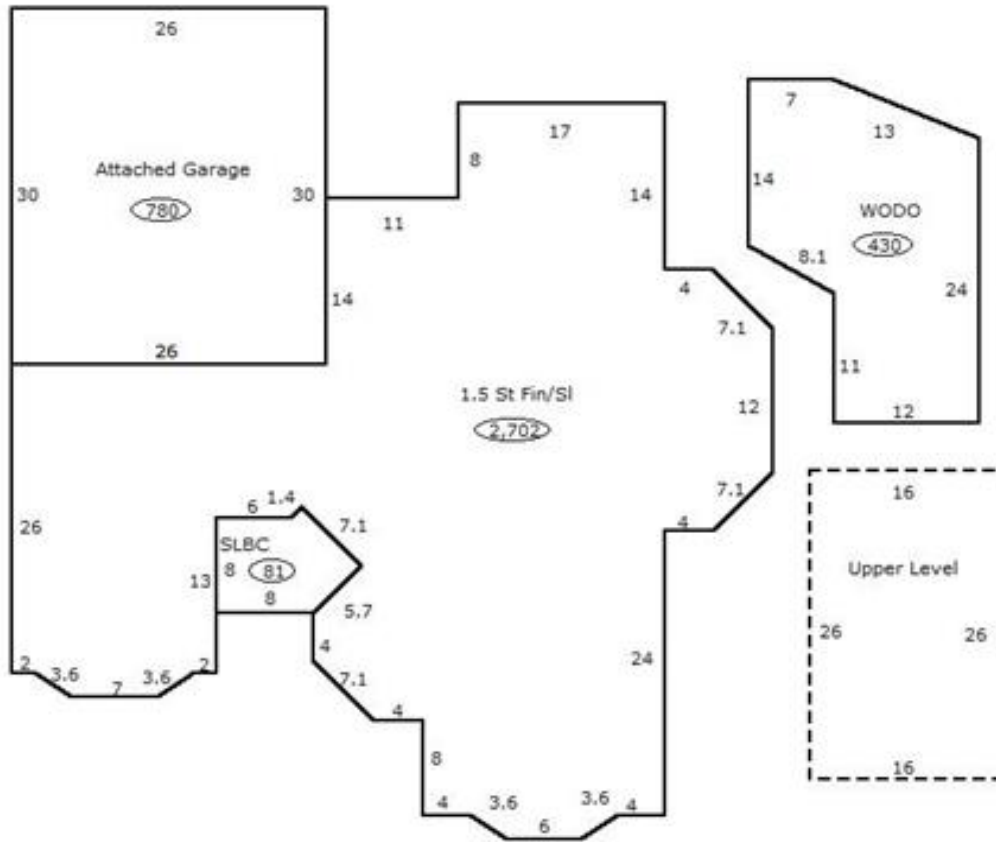


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Sketch Image

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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	2,286	1.182	2,702
2	G	1		13	Attached Garage	780	1.000	780
3	M	PRCH		13	SLBC	81	1.000	81
4	U	^UL	Overhang	13	Upper Level	416	1.000	416
5	M	WODO		13	WODO	430	1.000	430
Total Building Area						2,286		2,702



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	4x24x0			96
	Qual	3	Cond 3	Year 2019	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 96)	280		280		280
	STGG	STG GOOD	16x24x0			384
	Qual	4	Cond 3	Year 2019	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (9.36 x 384)	3,594		3,594		3,594