



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	660020578								
Parcel ID	22N16E-24-1-00000-000-0000								
Cadastral ID	24-22-16-00415								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	75 - SEQUOYAH/FOYIL FD								
Name ID	344201								
LAKE DREAMS LLC									
PO BOX 1914 OWASSO OK 74055-0000									
Parcel Location									
Situs	15362 E 440 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.77 - Acres						
Sec/Twn/Rng	24 / 22 / 16 / 1								
Neighborhood	6050 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.37929780 -95.55154043									
Building Permits									
N 366' OF W2 W2 W2 NE									
Number	Description	Opened	Closed	Amount					
R7	R7-PICTURES & VERIFICATION	06/2006	01/2007						
R6	R6-FOR NEW MH & NEW SHOP PER M	08/2005	12/2005						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	JOHNSON, GARY M	04/29/2024	165,000	19					
2174/30	BROWN, GERALDINE L	05/27/2011	172,500	YES					
1695/542	TABER, CHARLES E & ANGELA-J	07/15/2005	120,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	
Remove Cap	2025	Land Value	50,864	50,864	11%	5,595	Assessed	22,739 2,303.69	
Year Frozen	0	Improvements	164,204	155,850		17,144	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	215,068	206,714		22,739	Total Taxable	22,739 2,304.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660020578	LAKE DREAMS LLC	75	196,871	0	21,657	2,194.00		
2024	2024-660020578	LAKE DREAMS LLC	75	150,468	0	16,116	1,642.00		
2023	2023-660020578	JOHNSON, GARY M	75	142,239	1000	14,646	1,539.00		
2022	2022-660020578	JOHNSON, GARY M	75	140,745	1000	14,313	1,536.00		
2021	2021-660020578	JOHNSON, GARY M	75	136,785	1000	13,867	1,447.00		
2020	2020-660020578	JOHNSON, GARY M	75	134,200	1000	13,434	1,454.00		
2019	2019-660020578	JOHNSON, GARY M	75	127,398	1000	13,014	1,398.00		
2018	2018-660020578	JOHNSON, GARY M	75	131,407	0	13,890	1,482.00		
2017	2017-660020578	JOHNSON, GARY M	75	129,806	0	13,486	1,429.00		
2016	2016-660020578	JOHNSON, GARY M	75	130,152	0	13,518	1,430.00		
2015	2015-660020578	JOHNSON, GARY M	75	125,527	0	13,124	1,413.00		
2014	2014-660020578	JOHNSON, GARY M	75	127,103	0	12,742	1,391.00		
2013	2013-660020578	JOHNSON, GARY M	75	119,273	0	12,371	1,320.00		



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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.5884 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 112,749.00 x .45 = 50,864 Factor Value Adjustments Lot Value 50,864		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,372 / 1,372
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	756 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 21



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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	94.36	Total Misc Impr	+ 18,476				
Roofing Adj	+ 3.89	Garage Cost	+ 16,488				
Subfloor Adj	+ 2.31	Total RCN	= 199,714				
Heat/Cool Adj	+ 10.30	Depreciation (29%)	- 57,917				
Plumbing Adj	+ 9.22	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 141,797				
Adj Base Cost	= 120.08	Lot Value	+ 50,864				
Total Area	x 1,372	Indicated Value	= 192,661				
Adjusted Cost	= 164,750	Value Per SqFt	140.42				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,797		
Lot Value	50,864		
Indicated Value	192,661	140.42	Per SqFt
Agland Value			
Site Improvements	22,407		
Total Value	215,068	156.76	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	50540	41x11		451	20.12	9,074
PRCH	SLAB PORCH - COVERED	50541	17x8		136	20.87	2,838
CPDT	CARPORT - DETACHED	50542	27x24		648	10.13	6,564



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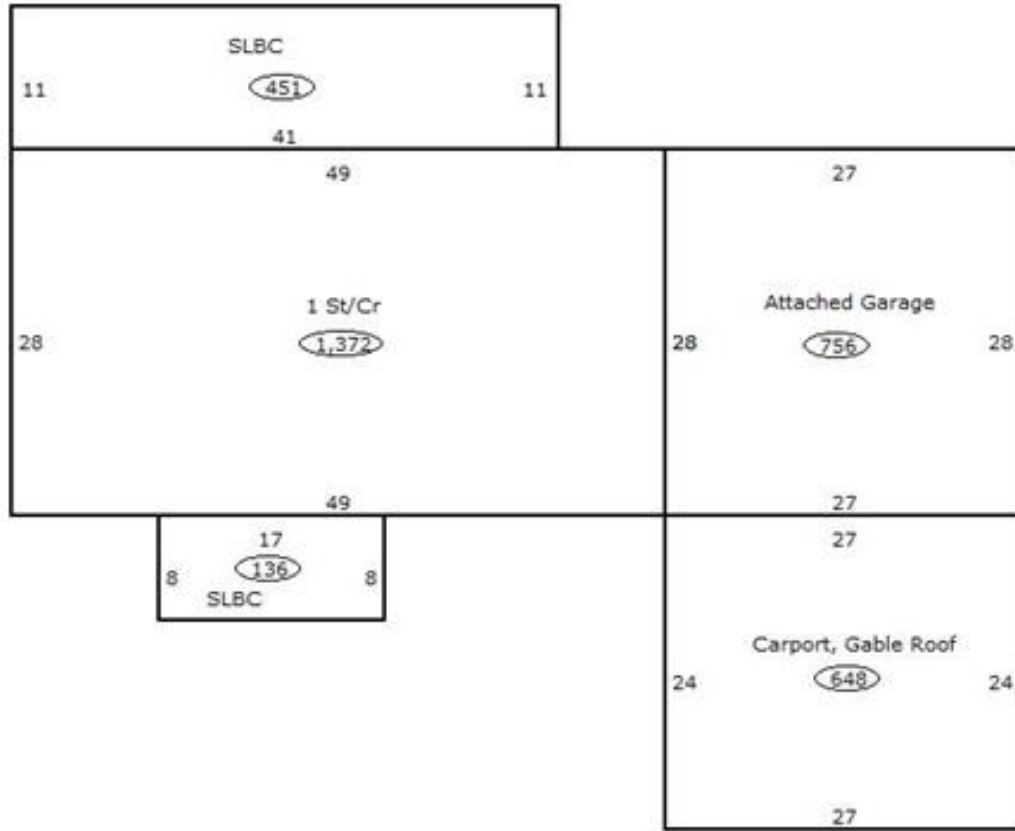
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,372	1.000	1,372
2	G	1		13	Attached Garage	756	1.000	756
3	M	PRCH		13	SLBC	451	1.000	451
4	M	PRCH		13	SLBC	136	1.000	136
5	G	3	Slab	13	Carport, Gable Roof	648	1.000	648
Total Building Area						1,372		1,372



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		20x44x0			880
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (10.48 x 880)		9,222		9,222	4,150	5,072
	BARN BARN		20x20x0			400
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (10.48 x 400)		4,192		4,192	1,677	2,515
	BARN BARN		0x0x0			1,350
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (10.00 x 1,350)		13,500		13,500	7,425	6,075
	BARN BARN		0x0x0			900
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (10.48 x 900)		9,432		9,432	943	8,489
	LF LOAFING SHED		10x20x0			200
	Qual 2	Cond 2	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (4.26 x 200)		852		852	596	256