



# 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	660021070													
Parcel ID	22N17E-25-3-00000-000-0000													
Cadastral ID	25-22-17-00200													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	346908													
BOHANNAN, JUSTIN T														
10310 CEDAR SPRINGS DR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	21305 E 460 RD													
Subdivision														
Lot/Block	/	Parcel Size	127.5 - Acres											
Sec/Twn/Rng	25 / 22 / 17 / 3													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.35427976 -95.44497210														
E2 SW LESS W2 SW SE SW & S2 NW SE & SW SE & LESS THE SE SW SE & E2 W2 SW SE SW														
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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					/	BOHANNAN, JIMMY RAY	04/22/2025	0	4					
					844/842			78,000	No					
					804/395			70,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	0	Land Value	16,723	5,629	11%	619	Assessed	2,855	280.70					
Year Frozen	0	Improvements	46,412	20,332		2,236	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	63,135	25,961		2,855	Total Taxable	2,855	281.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660021070	BOHANNAN, JUSTIN T	94	80,019	1000	1,772	185.00							
2024	2024-660021070	BOHANNAN, JIMMY RAY	94	71,965	1000	1,692	193.00							
2023	2023-660021070	BOHANNAN, JIMMY RAY	94	51,290	1000	1,614	189.00							
2022	2022-660021070	BOHANNAN, JIMMY RAY	94	45,050	1000	1,538	182.00							
2021	2021-660021070	BOHANNAN, JIMMY RAY	94	46,403	1000	1,463	168.00							
2020	2020-660021070	BOHANNAN, JIMMY RAY	94	46,284	1000	1,392	158.00							
2019	2019-660021070	BOHANNAN, JIMMY RAY	94	45,206	1000	1,322	148.00							
2018	2018-660021070	BOHANNAN, JIMMY RAY	94	47,412	1000	1,255	143.00							
2017	2017-660021070	BOHANNAN, JIMMY RAY	94	47,063	1000	1,189	134.00							
2016	2016-660021070	BOHANNAN, JIMMY RAY	94	46,294	1000	1,125	128.00							
2015	2015-660021070	BOHANNAN, JIMMY RAY	94	45,155	1000	1,064	124.00							
2014	2014-660021070	BOHANNAN, JIMMY RAY	94	27,983	1000	1,004	113.00							
2013	2013-660021070	BOHANNAN, JIMMY RAY	94	29,792	1000	946	105.00							



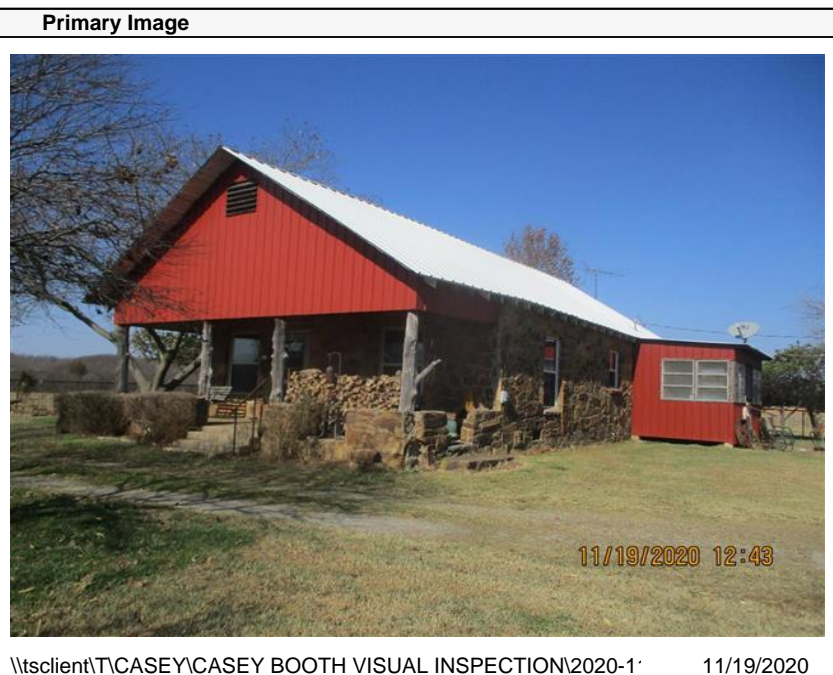
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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/19/2020

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,148 / 1,148
Style	100% One Story
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 65

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	105.37	Total Misc Impr	+ 12,073
Roofing Adj	+ 4.78	Garage Cost	+
Subfloor Adj	+ 2.37	Total RCN	= 146,251
Heat/Cool Adj	+ 0.00	Depreciation ( 71%)	- 103,838
Plumbing Adj	+ 4.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 42,413
Adj Base Cost	= 116.88	Lot Value	+
Total Area	x 1,148	Indicated Value	= 42,413
Adjusted Cost	= 134,178	Value Per SqFt	36.95

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	42,413
Lot Value	
Indicated Value	42,413
Agland Value	16,723
Site Improvements	3,999
Total Value	105,548
	36.95 Per SqFt
	91.94 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
PRCH	SLAB PORCH - COVERED	51487	28x8		224	20.59		4,612
EPSW	ENCLOSED PORCH - SOLID WALL	51488	17x8		136	54.86		7,461



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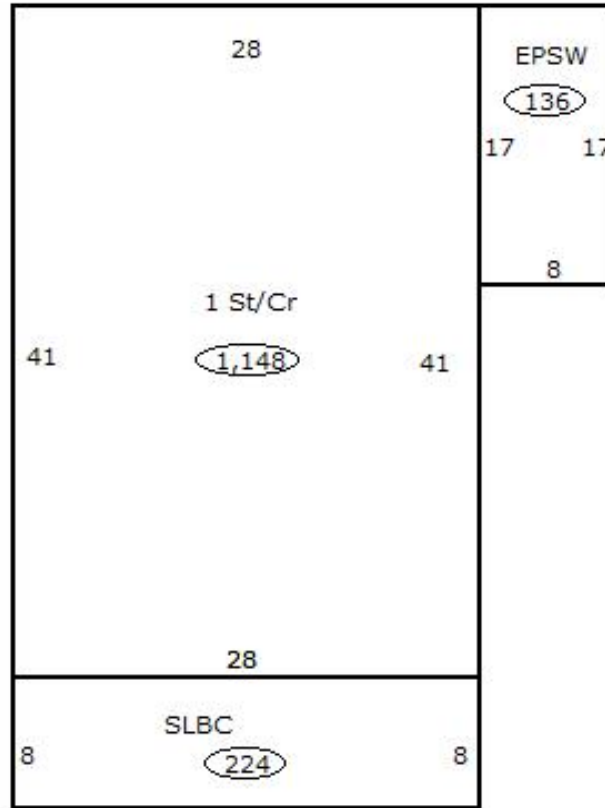
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Sketch Image

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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	1,148	1.000	1,148
2	M	PRCH		13	SLBC	224	1.000	224
3	M	EPSW		13	EPSW	136	1.000	136
<b>Total Building Area</b>						<b>1,148</b>		<b>1,148</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	78x44x8	Dirt		3,432
	Qual	3	Cond 3	Year	2000	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (95% Phys/ % Func)</b>
Base Cost (8.31 x 3,432)		28,520		28,520	27,094	1,426
	BARN	Barn	54x30x8	Dirt		1,620
	Qual	3	Cond 3	Year	1995	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (90% Phys/ % Func)</b>
Base Cost (9.64 x 1,620)		15,617		15,617	14,055	1,562
	MS	MECH SHED	24x36x8	Base		864
	Qual	3	Cond 3	Year	1995	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>
Base Cost (5.85 x 864)		5,054		5,054	4,043	1,011



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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			31.030	122	122	3,798	3,798
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			3.963	192	192	761	761
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			44.759	168	168	7,520	7,520
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.945	192	192	1,141	1,141
HC	HECTOR STONY SANDY LOAM	TMBR	20			12.599	36	36	454	454
LKC	LINKER FINE SANDY LOAM 3-	TMBR	51			3.671	92	92	337	337
VD	VERDIGRIS SILT LOAM	TMBR	95			8.001	171	171	1,368	1,368
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			15.881	85	85	1,344	1,344
W	WATER	TMBR	0			1.651	0	0	0	0
<b>TMBR Totals</b>						127.500			16,723	16,723
<b>Total Agland</b>						127.500			16,723	16,723