



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 660022293 Parcel ID 000000-00-0-00726-001-0004 Cadastral ID 26-22-16-03540 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 340458 JOHNSON, DARIN KEITH & TANYA LYNN 14701 E SEQUOYAH PARK RD CLAREMORE OK 74017-0000 Parcel Location Situs 14701 E SEQUOYAH PARK RD Subdivision SEQUOYAH PARK Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 22 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.35971323 -95.56500256																																																																																																																									
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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size Lot Count Units Buildable 12292 Non-Ag Acres 1.2032 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 52,413.00 x 1.34 = 70,209 Factor Value Adjustments 1.3500 Lot Value 94,782		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,612 / 1,612
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,612
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	177,179	109.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	9,010		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,465		
Lot Value	94,782		
Indicated Value	215,247	133.53	Per SqFt
Agland Value			
Site Improvements	2,975		
Total Value	218,222	135.37	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.31	Total Misc Impr	+ 11,802				
Roofing Adj	+ 4.16	Garage Cost	+ 15,295				
Subfloor Adj	+ -1.09	Total RCN	= 223,084				
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 102,619				
Plumbing Adj	+ 8.73	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 120,465				
Adj Base Cost	= 121.58	Lot Value	+ 94,782				
Total Area	x 1,612	Indicated Value	= 215,247				
Adjusted Cost	= 195,987	Value Per SqFt	133.53				

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	54567	27x7		189	23.61		4,462
PATO	SLAB PORCH - OPEN	54568	20x12		240	9.35		2,244



Rogers

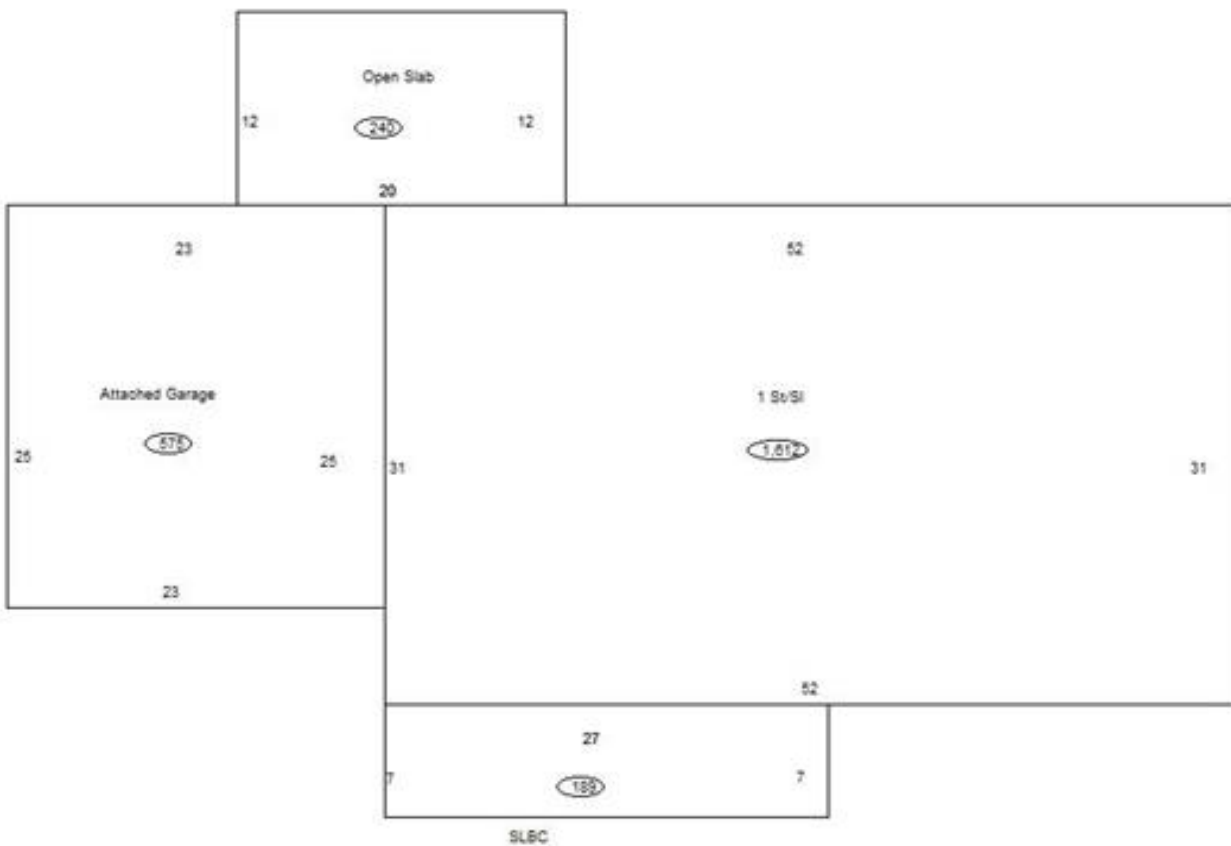
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,612	1.000	1,612
2	G	1		10	Attached Garage	575	1.000	575
3	M	PRCH		10	SLBC	189	1.000	189
4	M	PATO		10	Open Slab	240	1.000	240
Total Building Area						1,612		1,612



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	18x20x0			360	
	Qual	3	Cond	3	Year	Eff Age	1520
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
		Base Cost (10.33 x 360)	3,719		3,719	744	2,975