



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:05:52  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022349 <b>Parcel ID</b> 22N17E-26-3-00000-000-0000 <b>Cadastral ID</b> 26-22-17-01020 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 341681 JOHNSON, MICHAEL R & PATRICIA  20353 E 460 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 20353 E 460 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 8.143 - Acres <b>Sec/Twn/Rng</b> 26 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>11/20/2020 11:54</p> <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/20/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.35287979 -95.46401510 TR IN SE NE SW & E2 SE SW, BEG 50' N & 141' E OF SW/C SE NE SW, S 327.08', E 384.64', S 15-54W 669.05'TO WLY ROW/L OTP S 51-32 W ALG ROW/L 421.88' TO W/L E2 SE SW, N 1169.12' TO NW/C, N 50', E 141' TO POB																																																																																																																									
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Date 04/16/2026  
 Time 23:05:52  
 Page 2

Lot Data		Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size			
Lot Count			
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		5
Method	Units-Buildable		
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/20/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,016 / 2,016
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,016
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1987 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	244,799	121.43	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	93.82	Total Misc Impr	+	5,055	
Roofing Adj	+ 4.47	Garage Cost	+		
Subfloor Adj	+ -2.18	Total RCN	=	239,818	
Heat/Cool Adj	+ 12.64	Depreciation ( 36%)	-	86,334	
Plumbing Adj	+ 7.70	Lump Sums	+	2,805	
Basement Adj	+ 0.00	RCNLD	=	156,289	
Adj Base Cost	= 116.45	Lot Value	+		
Total Area	x 2,016	Indicated Value	=	156,289	
Adjusted Cost	= 234,763	Value Per SqFt		77.52	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,289		
Lot Value			
Indicated Value	156,289	77.52	Per SqFt
Agland Value	704		
Site Improvements	62,740		
Total Value	219,733	108.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54783	32x6		192	26.33		5,055
WODO	WOOD DECK - OPEN	54784	15x15		225	20.78	40%	2,805



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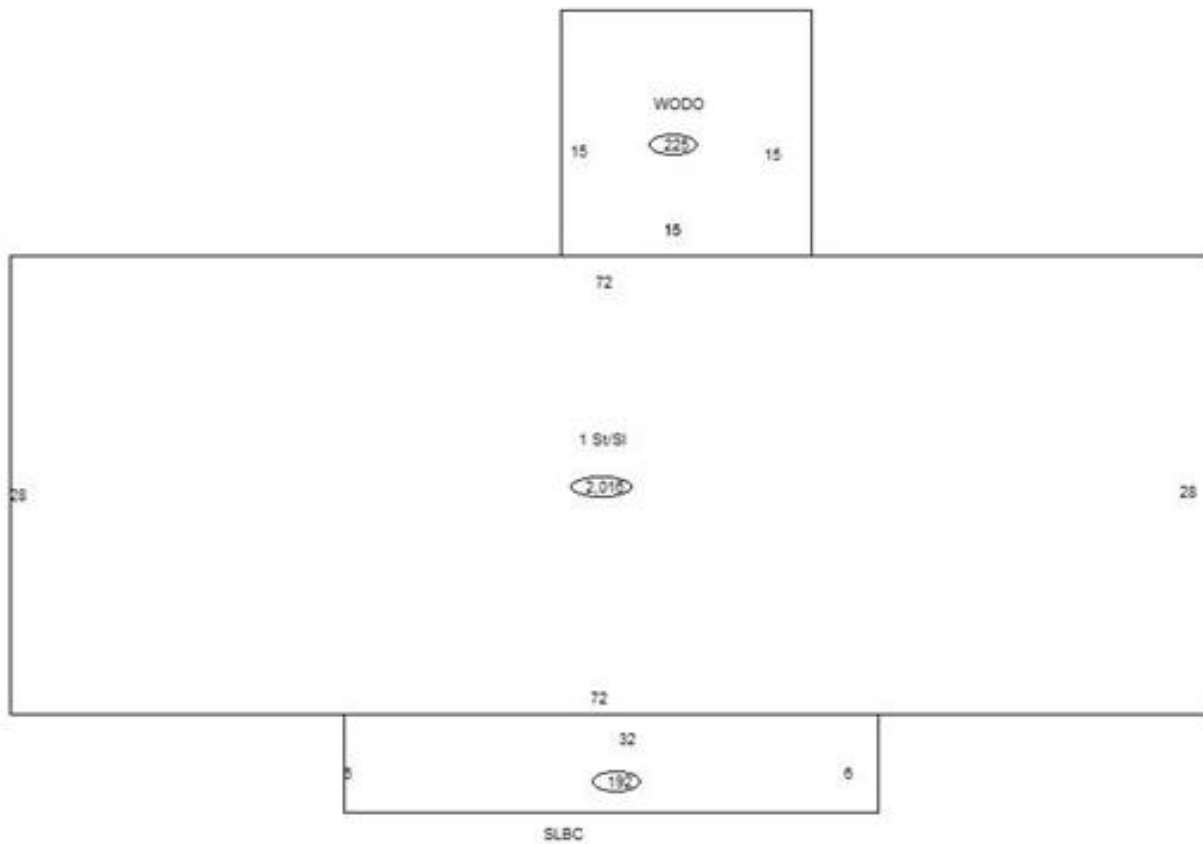
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Page 3

### Sketch Image

660022349



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,016	1.000	2,016
2	M	PRCH		10	SLBC	192	1.000	192
3	M	WODO		10	WODO	225	1.000	225
<b>Total Building Area</b>						2,016		2,016



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 Page 4

660022349

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRNR	Greenhouse - Residential	34x16x8	Dirt		544
	<b>Qual</b> 4	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		

Valuation Summary	Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (15.34 x 544) 8,345		8,345	1,001	7,344



BNGP	BARN		30x34x12	Concrete	Galvanized Metal	1,020
<b>Qual</b> 4	<b>Cond</b> 3	<b>Year</b> 2010		<b>Eff Age</b> 12		

Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (34.06 x 1,020) 34,741		34,741	8,685	26,056



UTIL	SHOP BUILDING		40x30x16	Concrete	Formed Metal	1,200
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2010		<b>Eff Age</b> 12		

Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (32.60 x 1,200) 39,120		39,120	9,780	29,340



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Time 23:05:52  
Page 5

### Agland Inventory

660022349

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			.885	122	122	108	108
ER	ERODED LOAMY LAND	NTV PST	35			7.100	84	84	596	596
<b>NTV PST Totals</b>						7.985			704	704
<b>Total Agland</b>						7.985			704	704