



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660023903 <b>Parcel ID</b> 22N17E-28-2-00000-000-00002647 <b>Cadastral ID</b> 28-22-17-01000 <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> 320957 JOHNSON, CRAIG A TRUSTEE  17015 S 4210 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 17015 S 4210 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 40 - Acres <b>Sec/Twn/Rng</b> 28 / 22 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\C\Documents and Settings\RLN.ROGERSCOUNTY\My D 1/15/2013</p>														
<b>Legal Description</b> Lat/Long: 36.36352015 -95.50498014																			
NW NW.					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2620/701	ROSS, RYAN A	03/08/2017	930,000	YES										
H	Homestead	No	1,000		2574/291	ROSS, RYAN A	08/30/2016	0	4										
H	Homestead	No	1,000		2511/822	ROSS, RYAN A &	11/06/2015	0	4										
					2223/33	BRASSFIELD, DALE J & TIFFANY N	01/26/2012	730,000	YES										
					1344/196	WOLLASTON, CHARLES R	12/28/2001	323,500	YES										
					886/663	SHARKEY, BILLY H EST	07/14/1992	0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	98.320	<b>Current Tax</b>										
<b>Remove Cap</b>	2018		<b>Land Value</b>	3,868	11%	425	<b>Assessed</b>	83,538	8,213.46										
<b>Year Frozen</b>	0		<b>Improvements</b>	1,063,314		83,113	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0		0	<b>Exemption</b>	1,000	-88.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	1,067,182		83,538	<b>Total Taxable</b>	82,538	8,125.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660023903	JOHNSON, CRAIG A			94	1,008,602	1000	80,105	7,886.00										
2024	2024-660023903	JOHNSON, CRAIG A			94	715,848	1000	77,743	8,155.00										
2023	2023-660023903	JOHNSON, CRAIG A			94	742,057	1000	80,626	8,625.00										
2022	2022-660023903	JOHNSON, CRAIG A			94	738,427	1000	80,226	8,664.00										
2021	2021-660023903	JOHNSON, CRAIG A			94	864,908	1000	93,264	9,733.00										
2020	2020-660023903	JOHNSON, CRAIG A			94	856,961	1000	90,518	9,431.00										
2019	2019-660023903	JOHNSON, CRAIG A			94	807,757	1000	87,853	9,023.00										
2018	2018-660023903	JOHNSON, CRAIG A			94	826,565	0	90,922	9,422.00										
2017	2017-660023903	JOHNSON, CRAIG A			94	816,610	0	83,176	8,506.00										
2016	2016-660023903	ROSS, RYAN A			94	730,250	1000	79,328	8,093.00										
2015	2015-660023903	ROSS, RYAN A &			94	729,041	1000	79,195	8,251.00										
2014	2014-660023903	ROSS, RYAN A &			94	730,250	1000	79,328	8,120.00										
2013	2013-660023903	ROSS, RYAN A &			94	730,250	1000	79,328	8,001.00										



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Lot Data	Square-Foot - NBHD 4071 #1	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	7 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,904 / 4,319
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,904
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 3.5 /
Basement Area	
Garage Type	1,012 Detached Garage - Finished
Remodel	
Year/Eff Age	2006 / 9

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	156.17	Total Misc Impr	+ 20,913	Roofing Adj	+ 5.65	Garage Cost	+ 177,151
Subfloor Adj	+ -12.21	Total RCN	= 1,006,149	Heat/Cool Adj	+ 24.14	Depreciation ( 5%)	- 50,307
Plumbing Adj	+ 13.35	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 955,842
Adj Base Cost	= 187.10	Lot Value	+ 955,842	Total Area	x 4,319	Indicated Value	= 955,842
		Value Per SqFt	221.31	Adjusted Cost	= 808,085		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	955,842		
Lot Value			
Indicated Value	955,842	221.31	Per SqFt
Agland Value	3,868		
Site Improvements	107,472		
Total Value	1,067,182	247.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	58792	391		391	44.64		17,454
PRCH	SLAB PORCH - COVERED	58794	74		74	46.74		3,459



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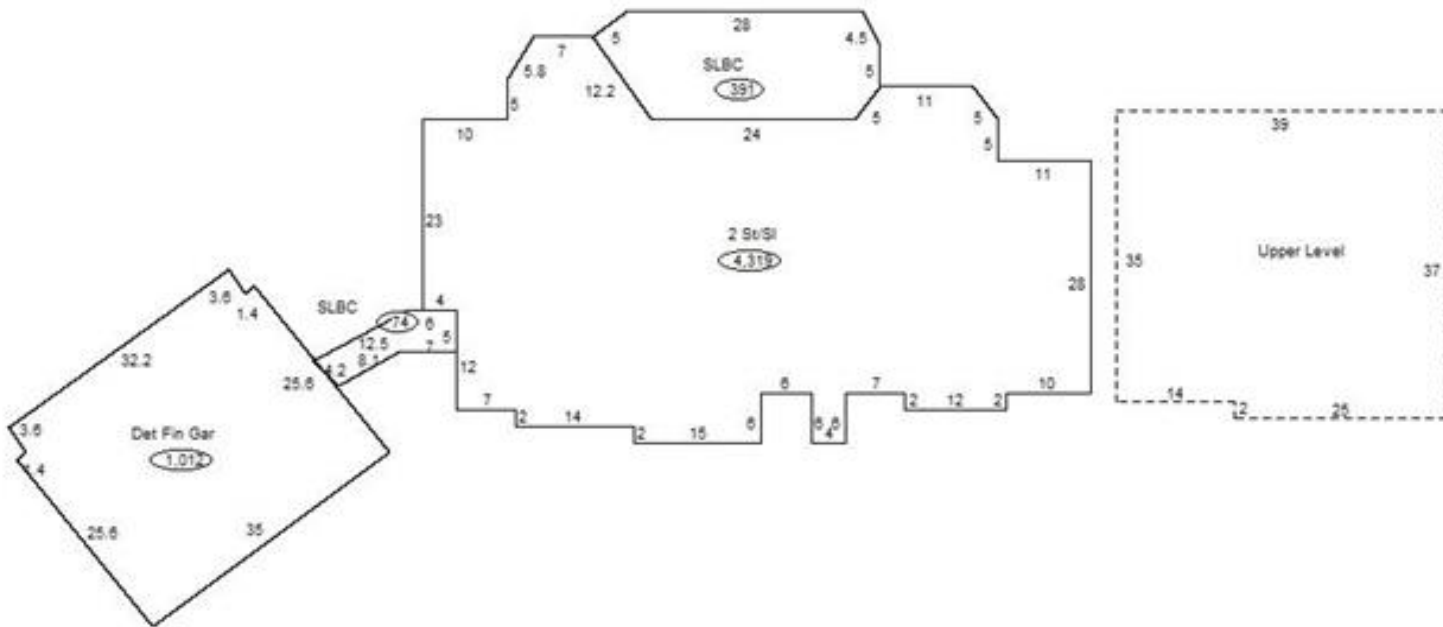
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	20	2 St/SI	2,904	1.487	4,319
2	U	^UL	Overhang	20	Upper Level	1,415	1.000	1,415
3	M	PRCH		20	SLBC	391	1.000	391
4	G	6		20	Det Fin Gar	1,012	1.000	1,012
5	M	PRCH		20	SLBC	74	1.000	74
<b>Total Building Area</b>						<b>2,904</b>		<b>4,319</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	74x44x12	Concrete	Formed Metal	3,256
	Qual 4	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.42 x 3,256)		95,792	95,792	14,369	81,423
	LNT0	Lean To - Attached	8x34x8	Concrete	Formed Metal	272
	Qual 3	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.91 x 272)		3,784	3,784	1,627	2,157
	LNT0	LEAN-TO	8x40x8	Concrete	Formed Metal	320
	Qual 3	Cond 3	Year 2013	Eff Age 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.09 x 320)		4,509	4,509	2,119	2,390
	SPLG	Swimming Pool - In Ground	40x15x0	Concrete		600
	Qual 5	Cond 5	Year 2010	Eff Age 7		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (39% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (58.75 x 600)		35,250	35,250	13,748	21,502



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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
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			12.312	108	108	1,330	1,330
HC	HECTOR STONY SANDY LOAM	TMBR	20			8.440	36	36	304	304
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			2.725	63	63	172	172
VD	VERDIGRIS SILT LOAM	TMBR	95			4.994	171	171	854	854
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			9.353	85	85	791	791
<b>TMBR Totals</b>						37.825			3,451	3,451
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.735	192	192	333	333
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			.440	192	192	84	84
<b>NTV PST Totals</b>						2.175			417	417
<b>Total Agland</b>						40.000			3,868	3,868