



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	660027774								
Parcel ID	21N16E-32-2-00000-000-0000								
Cadastral ID	32-21-16-02700								
Property Type	REAL - Real Property								
Property Class	UA	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	269581								
BISWELL, JOHNNY LEE									
PO BOX 1233 CLAREMORE OK 74018-1233									
Parcel Location									
Situs	24205 S 4140 RD								
Subdivision									
Lot/Block	/	Parcel Size	20 - Acres						
Sec/Twn/Rng	32 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.26211319 -95.62944219									
Building Permits									
E2 NW NW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1127/427	BISWELL, BESSIE A	08/25/1998	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	0	Land Value	3,360	3,360	11%	370	Assessed	24,875	2,715.65
Year Frozen	0	Improvements	222,771	222,771		24,505	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	226,131	226,131		24,875	Total Taxable	23,875	2,623.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660027774	BISWELL, JOHNNY LEE			85	226,685	1000	23,479	2,580.00
2024	2024-660027774	BISWELL, JOHNNY LEE			85	241,999	1000	22,766	2,349.00
2023	2023-660027774	BISWELL, JOHNNY LEE			85	209,762	1000	22,074	2,260.00
2022	2022-660027774	BISWELL, JOHNNY LEE			85	210,821	1000	22,117	2,285.00
2021	2021-660027774	BISWELL, JOHNNY LEE			85	204,032	1000	21,444	2,125.00
2020	2020-660027774	BISWELL, JOHNNY LEE			85	200,466	1000	20,948	2,144.00
2019	2019-660027774	BISWELL, JOHNNY LEE			85	193,716	1000	20,309	2,101.00
2018	2018-660027774	BISWELL, JOHNNY LEE			85	215,574	1000	20,378	2,103.00
2017	2017-660027774	BISWELL, JOHNNY LEE			85	212,942	1000	19,755	2,026.00
2016	2016-660027774	BISWELL, JOHNNY LEE			85	207,626	1000	19,151	2,003.00
2015	2015-660027774	BISWELL, JOHNNY LEE			85	224,206	1000	17,372	1,753.00
2014	2014-660027774	BISWELL, JOHNNY LEE			85	227,481	1000	16,836	1,745.00
2013	2013-660027774	BISWELL, JOHNNY LEE			85	223,022	1000	16,317	1,671.00



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

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	1,450 / 1,450
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	567 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

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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	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	103.19	Total Misc Impr	+ 13,656	Roofing Adj	+ 4.38	Garage Cost	+ 15,133
Subfloor Adj	+ 1.18	Total RCN	= 217,188	Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 91,219
Plumbing Adj	+ 9.71	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 125,969
Adj Base Cost	= 129.93	Lot Value	+ 125,969	Total Area	x 1,450	Indicated Value	= 125,969
		Value Per SqFt	86.88	Adjusted Cost	= 188,399		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,969		
Lot Value			
Indicated Value	125,969	86.88	Per SqFt
Agland Value	3,360		
Site Improvements			
Total Value	129,329	89.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	67115	208		208	23.54		4,896
EPSW	ENCLOSED PORCH - SOLID WALL	67116	14x10		140	62.57		8,760



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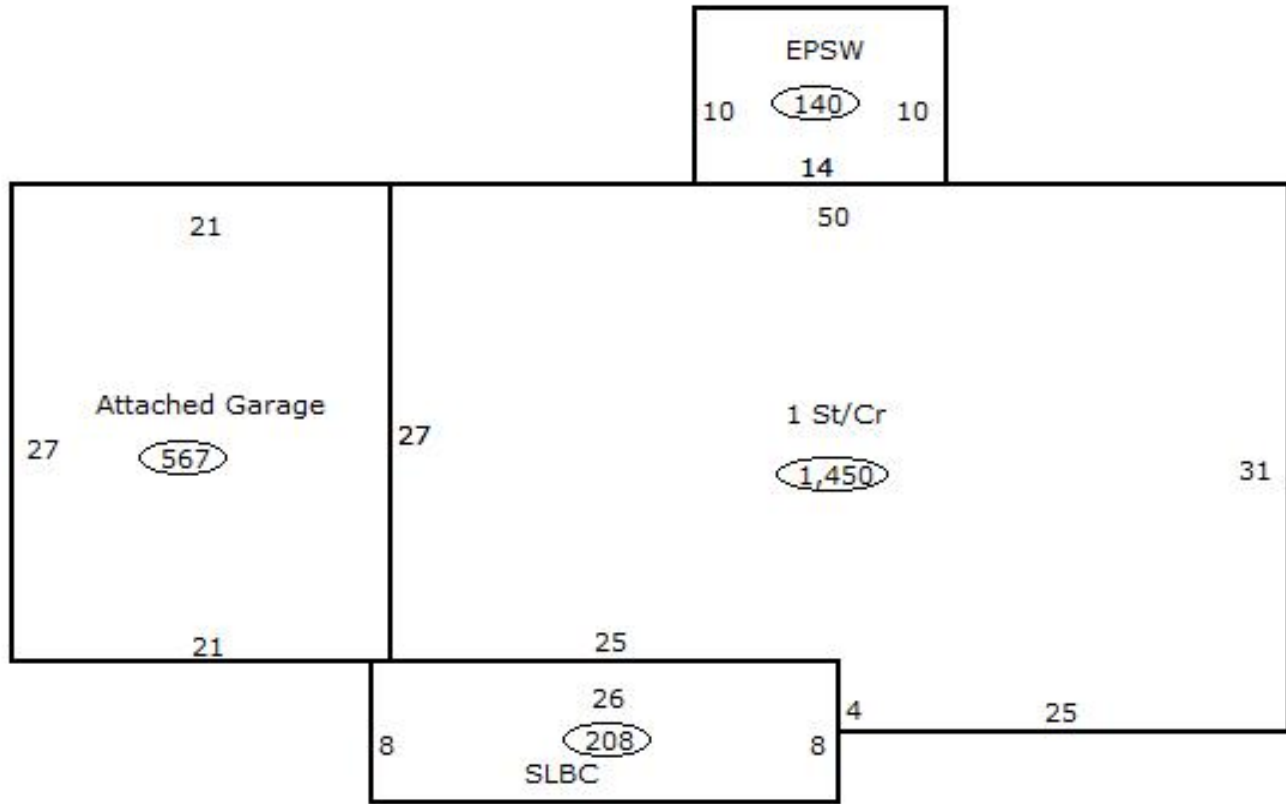
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	567	1.000	567
2	M	PRCH		13	SLBC	208	1.000	208
3	M	EPSW		13	EPSW	140	1.000	140
4	R	1	Crawl	13	1 St/Cr	1,450	1.000	1,450
Total Building Area						1,450		1,450



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

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,864 / 1,864
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 Carport - Shed Roof
Remodel	
Year/Eff Age	1953 / 73

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adusted R
Indicated Value

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	86.43	Total Misc Impr	+ 8,962				
Roofing Adj	+ 3.89	Garage Cost	+ 5,030				
Subfloor Adj	+ 2.27	Total RCN	= 194,670				
Heat/Cool Adj	+ 1.65	Depreciation (78%)	- 151,843				
Plumbing Adj	+ 2.69	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 42,827				
Adj Base Cost	= 96.93	Lot Value	+ 42,827				
Total Area	x 1,864	Indicated Value	= 42,827				
Adjusted Cost	= 180,678	Value Per SqFt	22.98				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	42,827		
Lot Value			
Indicated Value	42,827	22.98	Per SqFt
Agland Value			
Site Improvements	53,975		
Total Value	96,802	51.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	67108	26x6		156	20.80		3,245
PRCH	SLAB PORCH - COVERED	67109	9x6		54	21.12		1,140



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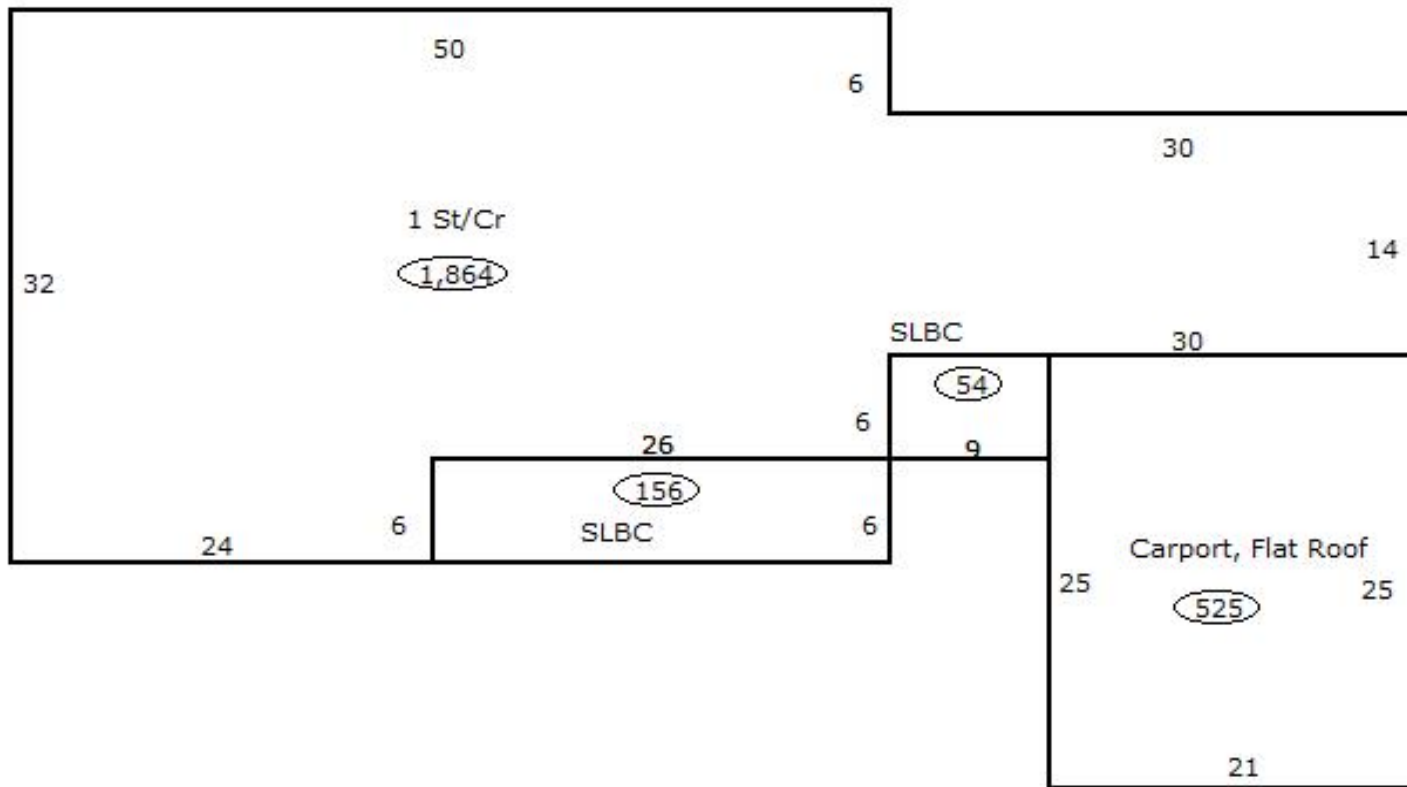
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Sketch Image

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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	1,864	1.000	1,864
2	M	PRCH		13	SLBC	156	1.000	156
3	M	PRCH		13	SLBC	54	1.000	54
4	G	4		13	Carport, Flat Roof	525	1.000	525
Total Building Area						1,864		1,864



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	32x44x0			1,408
	Qual 2	Cond 3	Year 2015	Eff Age	8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (27.96 x 1,408)		39,368		39,368	5,905	33,463
	BARN	BARN	0x0x0			
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (10.48 x)						
	BARN	BARN	0x0x0			3,053
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (8.44 x 3,053)		25,767		25,767	11,595	14,172
	LF	LOAFING SHED	0x0x0			1,664
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (4.26 x 1,664)		7,089		7,089	4,962	2,127
	STF	STG FAIR	0x0x0			1,007
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (4.68 x 1,007)		4,713		4,713	2,592	2,121
	STF	STG FAIR	0x0x0			900
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (4.68 x 900)		4,212		4,212	2,317	1,895
	HS	HAY SHED	0x0x0			120
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (4.68 x 120)		562		562	365	197



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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%	IMP PST	60		0	20.000	168	168	3,360	3,360
IMP PST Totals						20.000			3,360	3,360
Total Agland						20.000			3,360	3,360