



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:53:08
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660027845 Parcel ID 000000-00-0-00009-001-0006 Cadastral ID 32-22-16-01160 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 342582 JOHNSON, BRANDON & KAITLYN AMANDA 18136 S 4150 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18136 S 4150 RD Subdivision ARROWHEAD ESTATES Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 32 / 22 / 16 / 5 Neighborhood 1148 - R-V01-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34885192 -95.61544856																																																																																																																									
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Lot Data		Square-Foot - NBHD 1148 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1107		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	48,382.00 x 1.44 = 69,540		
Factor Value			
Adjustments	1.2765		
Lot Value	88,768		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,328 / 1,328
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,328
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1979 / 20

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	147,699 111.22 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	30,140 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	152,857
Lot Value	88,768
Indicated Value	241,625 181.95 Per SqFt
Agland Value	
Site Improvements	1,123
Total Value	242,748 182.79 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.81	Total Misc Impr	+ 17,009
Roofing Adj	+ 4.55	Garage Cost	+ 12,487
Subfloor Adj	+ -1.17	Total RCN	= 203,809
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 50,952
Plumbing Adj	+ 10.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 152,857
Adj Base Cost	= 131.26	Lot Value	+ 88,768
Total Area	x 1,328	Indicated Value	= 241,625
Adjusted Cost	= 174,313	Value Per SqFt	181.95

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	67321		156	156	23.73		3,702
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	67322		20x16	320	25.66		8,211



Rogers

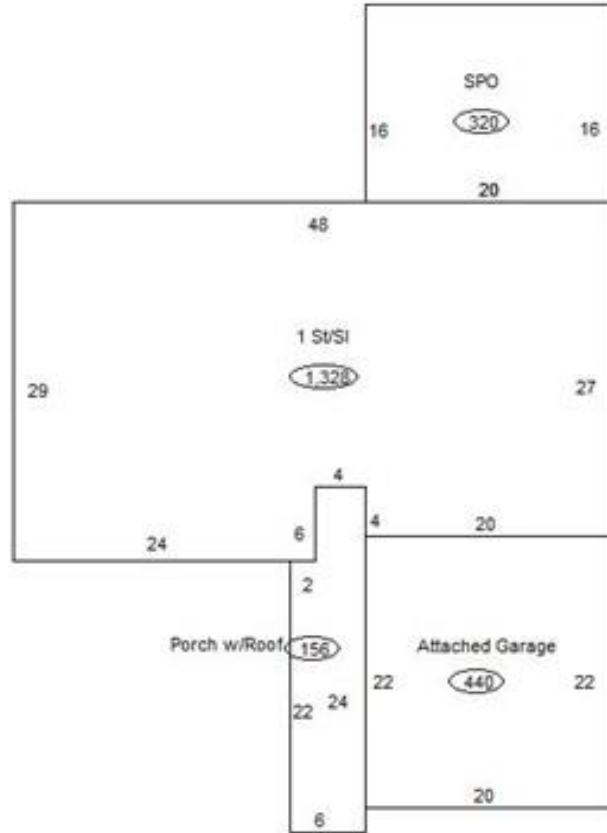
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Sketch Image

660027845



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,328	1.000	1,328
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	156	1.000	156
4	M	EPKS		13	Screen Porch	320	1.000	320
Total Building Area						1,328		1,328



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	16x10x0			160
	Qual	3	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 160)		1,123		1,123	1,123
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					