



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	660029330													
Parcel ID	21N15E-34-3-00000-000-0000													
Cadastral ID	34-21-15-00500													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	272103													
JOHNDROW, KAY & PAUL E														
17861 OAKLAWN DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	07239 E HWY 266													
Subdivision														
Lot/Block	/	Parcel Size	20.11 - Acres											
Sec/Twn/Rng	34 / 21 / 15 / 3													
Neighborhood	6090 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.25309830 -95.69902752														
SW NE SW & NW SE SW & A STRIP OF LAND 16.5' E SIDE SE SW SW LESS S2 TO STATE														
Building Permits														
<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										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					1190/18	MARTIN, LORENE	08/24/1999	0	No					
					873/789			0	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax					
Remove Cap	2000	Land Value	3,203	3,203	11%	352	Assessed	4,216	439.02					
Year Frozen	0	Improvements	35,126	35,126		3,864	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	38,329	38,329		4,216	Total Taxable	4,216	439.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660029330	JOHNDROW, KAY & PAUL E			4	38,589	0	4,244	442.00					
2024	2024-660029330	JOHNDROW, KAY & PAUL E			4	41,235	0	4,535	435.00					
2023	2023-660029330	JOHNDROW, KAY & PAUL E			4	45,428	0	4,417	417.00					
2022	2022-660029330	JOHNDROW, KAY & PAUL E			4	46,435	0	4,288	412.00					
2021	2021-660029330	JOHNDROW, KAY & PAUL E			4	41,546	0	4,163	390.00					
2020	2020-660029330	JOHNDROW, KAY & PAUL E			4	40,806	0	4,042	379.00					
2019	2019-660029330	JOHNDROW, KAY & PAUL E			4	40,249	0	3,924	373.00					
2018	2018-660029330	JOHNDROW, KAY & PAUL E			4	43,403	0	3,810	363.00					
2017	2017-660029330	JOHNDROW, KAY & PAUL E			4	43,007	0	3,699	353.00					
2016	2016-660029330	JOHNDROW, KAY & PAUL E			4	41,749	0	3,591	344.00					
2015	2015-660029330	JOHNDROW, KAY & PAUL E			4	42,643	0	3,487	337.00					
2014	2014-660029330	JOHNDROW, KAY & PAUL E			4	43,038	0	3,386	310.00					
2013	2013-660029330	JOHNDROW, KAY & PAUL E			4	41,148	0	3,287	311.00					



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Lot Data	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	848 / 848
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 61

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	94.94	Total Misc Impr	+	1,799	
Roofing Adj	+ 4.35	Garage Cost	+	6,686	
Subfloor Adj	+ 2.60	Total RCN	=	108,083	
Heat/Cool Adj	+ 9.89	Depreciation (68%)	-	73,496	
Plumbing Adj	+ 5.67	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	34,587	
Adj Base Cost	= 117.45	Lot Value	+		
Total Area	x 848	Indicated Value	=	34,587	
Adjusted Cost	= 99,598	Value Per SqFt		40.79	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,587		
Lot Value			
Indicated Value	34,587	40.79	Per SqFt
Agland Value	3,203		
Site Improvements	539		
Total Value	38,329	45.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	70128	8x4		32	20.46		655
PATO	SLAB PORCH - OPEN	70129	12x10		120	9.53		1,144



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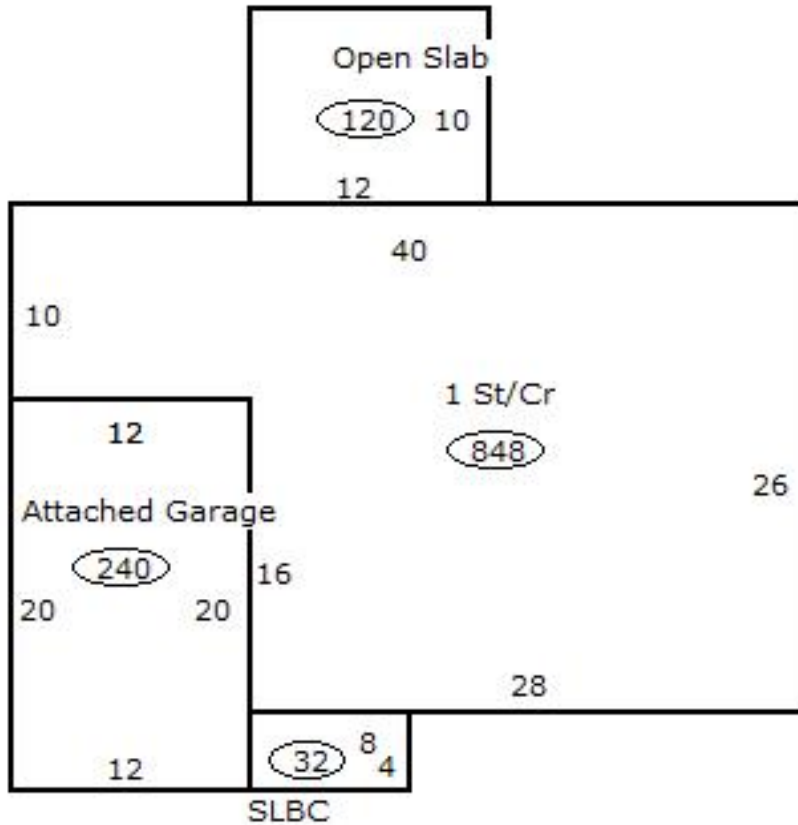
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Sketch Image

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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	848	1.000	848
2	G	1		13	Attached Garage	240	1.000	240
3	M	PRCH		13	SLBC	32	1.000	32
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						848		848



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	16x24x0			384
	Qual	2	Cond 2	Year	Eff Age 2026	
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
Base Cost (4.68 x 384)		1,797		1,797 1,258		539



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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
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61		0	8.000	110	110	878	878
TMBR Totals						8.000			878	878
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80		0	12.110	192	192	2,325	2,325
NTV PST Totals						12.110			2,325	2,325
Total Agland						20.110			3,203	3,203