



# 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> 660029425 <b>Parcel ID</b> 000000-00-0-00027-001-0021 <b>Cadastral ID</b> 34-21-15-04170 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 258385 JOHNSON, VICTOR L & LISA L  7336 E DEANO PL CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07336 E DEANO PL <b>Subdivision</b> BATTENFIELD ACRES 4 <b>Lot/Block</b> 0021 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 15 / 5 <b>Neighborhood</b> 1122 - R-V04-SE VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0006. 7/11/2022</p>														
<b>Legal Description</b> Lat/Long: 36.25799368 -95.69772792																			
LOT 21 BLOCK 1 BATTENFIELD ACRES 4					<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	954/420	LIKENS, DOROTHA LEE &	04/21/1994	77,500	Yes										
<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>	104.132	<b>Current Tax</b>										
Remove Cap	0		Land Value 90,324	37,087	11%	4,080	Assessed	20,343	2,118.35										
Year Frozen	0		Improvements 164,717	147,841		16,263	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 255,041	184,928		20,343	Total Taxable	19,343	2,031.00										
<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	2025-660029425	JOHNSON, VICTOR L & LISA L			4	245,897	1000	18,750	1,970.00										
2024	2024-660029425	JOHNSON, VICTOR L & LISA L			4	254,012	1000	18,174	1,753.00										
2023	2023-660029425	JOHNSON, VICTOR L & LISA L			4	188,728	1000	17,616	1,674.00										
2022	2022-660029425	JOHNSON, VICTOR L & LISA L			4	164,307	1000	17,074	1,651.00										
2021	2021-660029425	JOHNSON, VICTOR L & LISA L			4	168,325	1000	17,516	1,650.00										
2020	2020-660029425	JOHNSON, VICTOR L & LISA L			4	165,709	1000	17,079	1,612.00										
2019	2019-660029425	JOHNSON, VICTOR L & LISA L			4	159,566	1000	16,552	1,587.00										
2018	2018-660029425	JOHNSON, VICTOR L & LISA L			4	165,878	1000	16,725	1,605.00										
2017	2017-660029425	JOHNSON, VICTOR L & LISA L			4	164,315	1000	16,209	1,559.00										
2016	2016-660029425	JOHNSON, VICTOR L & LISA L			4	160,583	1000	15,708	1,516.00										
2015	2015-660029425	JOHNSON, VICTOR L & LISA L			4	158,011	1000	15,221	1,480.00										
2014	2014-660029425	JOHNSON, VICTOR L & LISA L			4	162,538	1000	14,749	1,358.00										
2013	2013-660029425	JOHNSON, VICTOR L & LISA L			4	156,981	1000	14,291	1,364.00										



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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.4395		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	62,703.00 x 1.44 = 90,324		
Factor Value			
Adjustments	1.0000		
Lot Value	90,324		



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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	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,822 / 1,822
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,822
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	534 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	205,314 112.69 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	285,900 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	144,684
Lot Value	90,324
Indicated Value	235,008 128.98 Per SqFt
Agland Value	
Site Improvements	20,033
Total Value	255,041 139.98 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.73	Total Misc Impr	+ 15,927
Roofing Adj	+ 4.35	Garage Cost	+ 14,450
Subfloor Adj	+ -1.15	Total RCN	= 258,364
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 113,680
Plumbing Adj	+ 7.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 144,684
Adj Base Cost	= 125.13	Lot Value	+ 90,324
Total Area	x 1,822	Indicated Value	= 235,008
Adjusted Cost	= 227,987	Value Per SqFt	128.98

### 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
SHLT	AG- GARAGE	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	70479	278		278	23.32		6,483
PRCH	SLAB PORCH - COVERED	70480	184		184	23.63		4,348

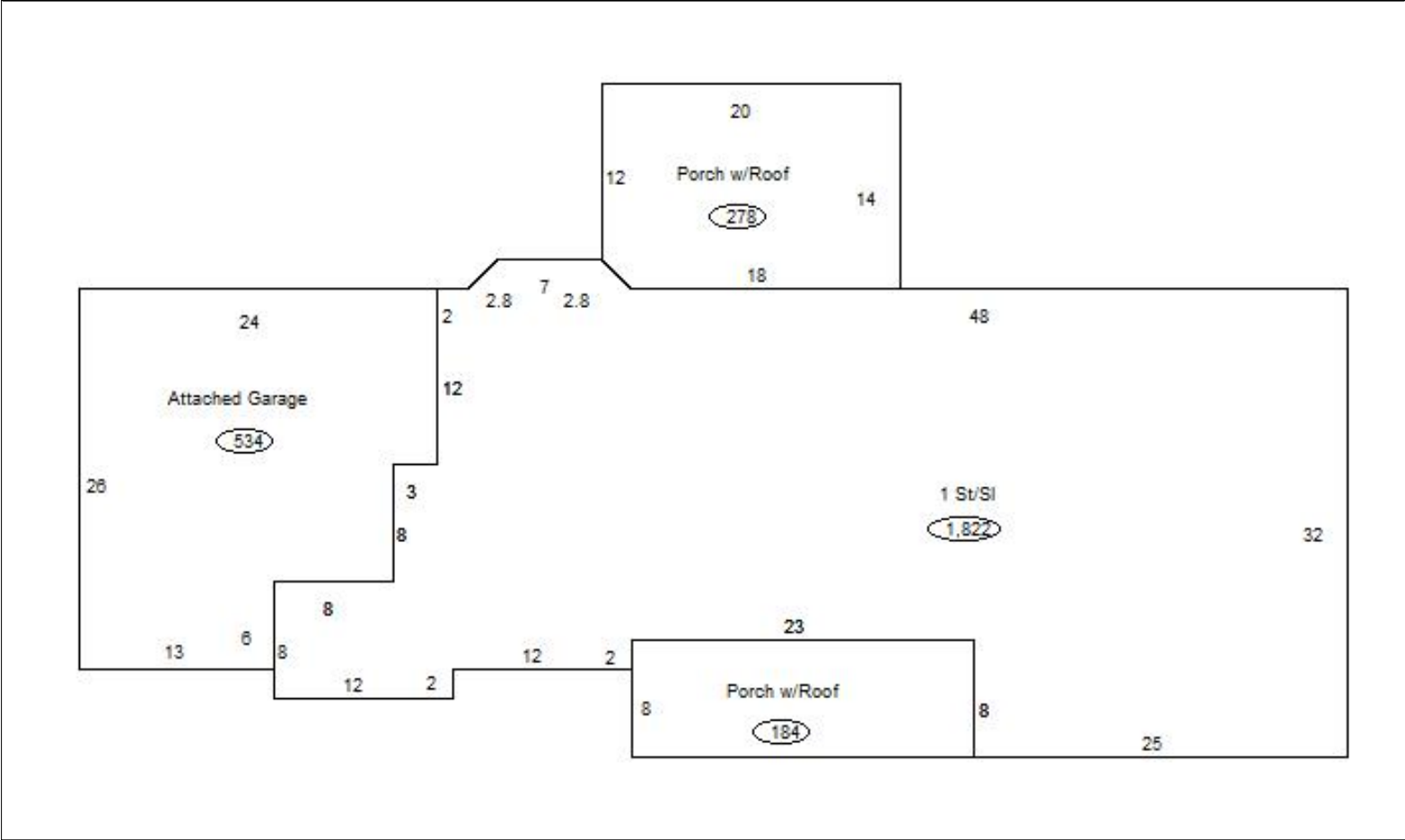


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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,822	1.000	1,822
2	G	1		13	Attached Garage	534	1.000	534
3	M	PRCH		13	SLBC	278	1.000	278
4	M	PRCH		13	SLBC	184	1.000	184
<b>Total Building Area</b>						1,822		1,822



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			400
	Qual	2	Cond 3	Year 2008	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (31% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 400)	12,512		12,512	3,879	8,633
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2002	Eff Age 18	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1)	30,000		30,000	18,600	11,400