



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:07:56
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Assessment Data					Primary Image																																																																																																																				
Account 660029454 Parcel ID 000000-00-0-00027-004-0004 Cadastral ID 34-21-15-04460 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 291192 JOHNSON, BRIAN M & KYLEE 7323 BOLEN RD CLAREMORE OK 74017-0000 Parcel Location Situs 07323 E BOLEN RD Subdivision BATTENFIELD ACRES 4 Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25761643 -95.69882665 LOT 4 BLOCK 4 BATTENFIELD ACRES 4																																																																																																																									
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.2105 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 52,728.00 x 1.55 = 81,845 Factor Value Adjustments 1.0000 Lot Value 81,845		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,492 / 2,492
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,492
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	780 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	326,424	130.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	386,320		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.55	Total Misc Impr	+ 34,986				
Roofing Adj	+ 4.29	Garage Cost	+ 23,236				
Subfloor Adj	+ -2.06	Total RCN	= 346,397				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 148,951				
Plumbing Adj	+ 6.22	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 197,446				
Adj Base Cost	= 115.64	Lot Value	+ 81,845				
Total Area	x 2,492	Indicated Value	= 279,291				
Adjusted Cost	= 288,175	Value Per SqFt	112.08				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,446		
Lot Value	81,845		
Indicated Value	279,291	112.08	Per SqFt
Agland Value			
Site Improvements	47,481		
Total Value	326,772	131.13	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	70596	38x6		228	26.21		5,976
EPSW	ENCLOSED PORCH - SOLID WALL	70597	24x14		336	68.03		22,858
PRCH	SLAB PORCH - COVERED	70600	5x4		20	26.87		537



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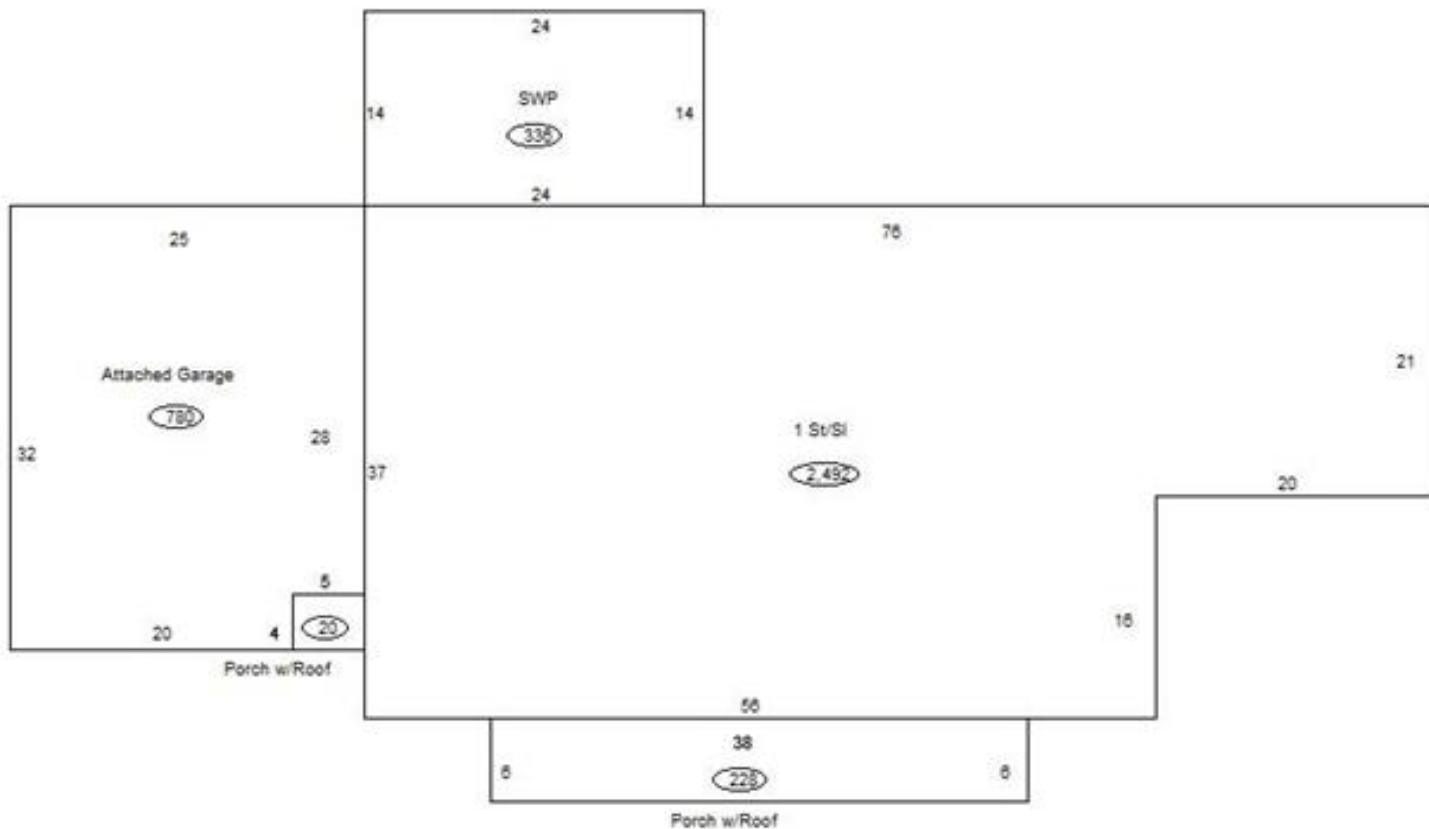
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	228	1.000	228
2	M	EPSW		13	EPSW	336	1.000	336
3	R	1	Slab	13	1 St/Sl	2,492	1.000	2,492
4	G	1		13	Attached Garage	780	1.000	780
5	M	PRCH		13	SLBC	20	1.000	20
Total Building Area						2,492		2,492



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x30x0			1,200	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (33.14 x 1,200)		39,768		39,768	5,965	33,803
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year 2009	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD	
	Base Cost (30,000.00 x 1)		30,000		30,000	16,800	13,200
	STF	STG FAIR	0x0x0			120	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 120)		562		562	84	478