



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:13:53
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031481 Parcel ID 000000-00-0-00075-001-0021 Cadastral ID 36-21-15-08110 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 321961 JOHNSON, MICHAEL & AMANDA 24945 S EASTWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 24945 EASTWOOD Subdivision BRIDGEPORT 1 Lot/Block 0021 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25071680 -95.65998262																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1592 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 6,935.00 x 5.95 = 41,263 Factor Value Adjustments 1.0000 Lot Value 41,263		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,089 / 1,089
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,089
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	144,926	133.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	140,040		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.17	Total Misc Impr	+ 4,920				
Roofing Adj	+ 4.67	Garage Cost	+ 11,700				
Subfloor Adj	+ -1.22	Total RCN	= 154,444				
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 46,333				
Plumbing Adj	+ 8.47	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 108,111				
Adj Base Cost	= 126.56	Lot Value	+ 41,263				
Total Area	x 1,089	Indicated Value	= 149,374				
Adjusted Cost	= 137,824	Value Per SqFt	137.17				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,111		
Lot Value	41,263		
Indicated Value	149,374	137.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	149,374	137.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74771	11x6		66	24.06		1,588
PRCH	SLAB PORCH - COVERED	74772	14x10		140	23.80		3,332



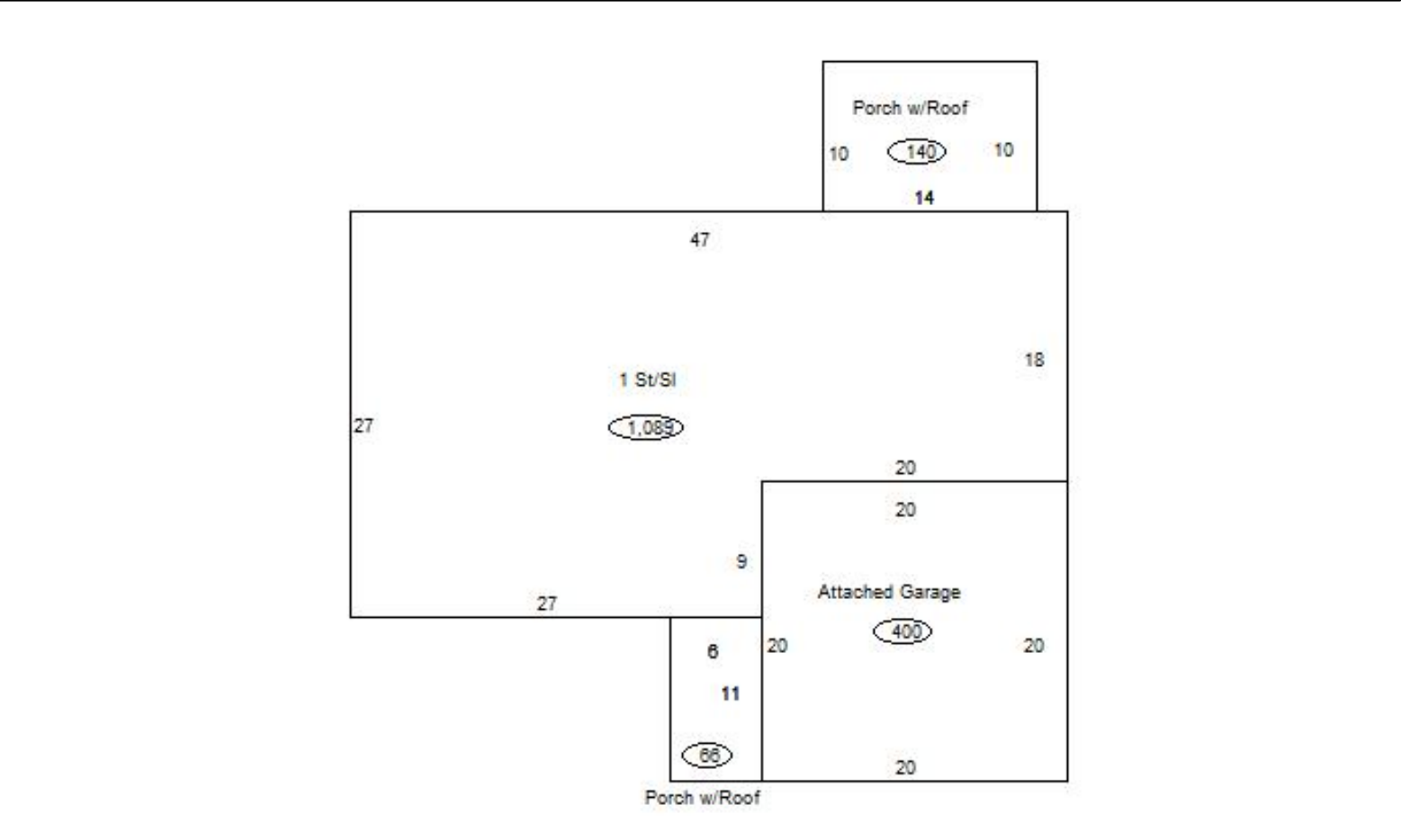
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Sketch Image

660031481



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,089	1.000	1,089
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	66	1.000	66
4	M	PRCH		13	SLBC	140	1.000	140
Total Building Area						1,089		1,089