



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:20:15
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031856 Parcel ID 22N15E-36-2-00000-000-0000 Cadastral ID 36-22-15-00600 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 348595 JOHNSON, CURTIS & RACHEL D 9404 E 460 RD CLAREMORE OK 74017-0000 Parcel Location Situs 09404 E 460 RD Subdivision Lot/Block / Parcel Size 1.22 - Acres Sec/Twn/Rng 36 / 22 / 15 / 2 Neighborhood 6080 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.35051865 -95.66230487																																																																																																																									
TR DESC 2025-015441 AS COMM NE/C SW NE NW; N01.2348W 366.70' TO POB; S88.3952W 67.67'; N54.3401W 91.80'; N36.5123W 81.16'; N22 3241W 76.83'; N01.4652W 102.14'; N88.3653E 216.64'; S01.2348E 294 96' TO POB.					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																																																																																																											
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		<p style="text-align: right; color: orange;">08/17/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (99)\IMG_0003.JPG 8/17/2022</p>
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,351 / 3,351
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,351
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,080 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 43

Cost Approach		Manual : 01/2025	
Base Cost	103.61	Total Misc Impr	+ 37,885
Roofing Adj	+ 4.95	Garage Cost	+ 40,187
Subfloor Adj	+ -3.17	Total RCN	= 495,942
Heat/Cool Adj	+ 14.47	Depreciation (49%)	- 243,012
Plumbing Adj	+ 4.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 252,930
Adj Base Cost	= 124.70	Lot Value	+ 252,930
Total Area	x 3,351	Indicated Value	= 252,930
Adjusted Cost	= 417,870	Value Per SqFt	75.48

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	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	252,930
Lot Value	
Indicated Value	252,930
Agland Value	44
Site Improvements	44,959
Total Value	297,933

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,930		
Lot Value			
Indicated Value	252,930	75.48	Per SqFt
Agland Value	44		
Site Improvements	44,959		
Total Value	297,933	88.91	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	76012	24x23		552	27.72		15,301
PRCH	SLAB PORCH - COVERED	76013	25x9		225	28.72		6,462
PRCH	SLAB PORCH - COVERED	76014	38x9		342	28.34		9,692



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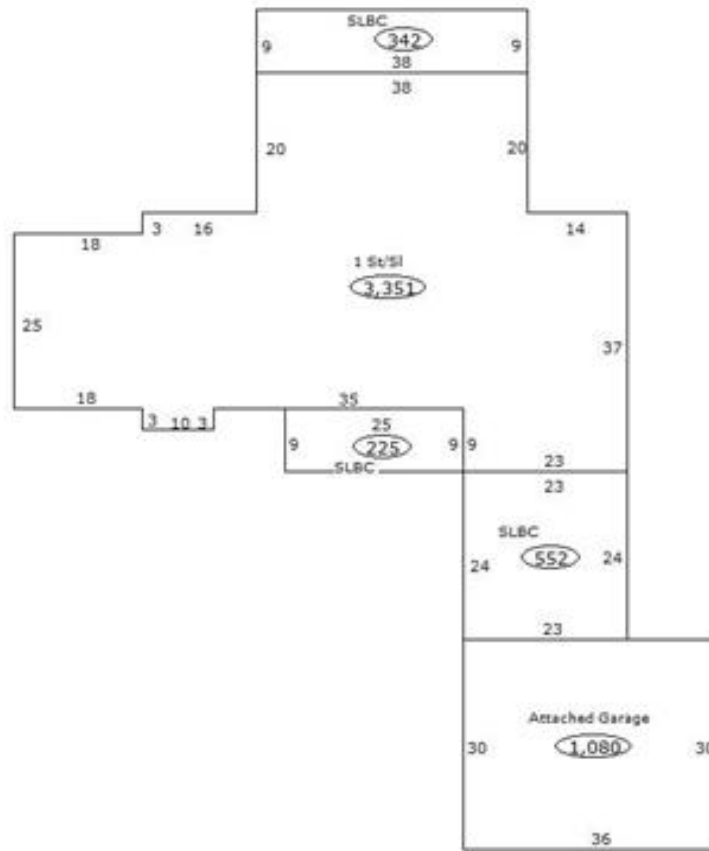
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	3,351	1.000	3,351
2	G	1		20	Attached Garage	1,080	1.000	1,080
3	M	PRCH		20	SLBC	552	1.000	552
4	M	PRCH		20	SLBC	225	1.000	225
5	M	PRCH		20	SLBC	342	1.000	342
Total Building Area						3,351		3,351



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			2,240	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
		Base Cost (26.26 x 2,240)	58,822		58,822	29,411	29,411
	BARN	BARN	0x0x0			1,440	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
		Base Cost (9.88 x 1,440)	14,227		14,227	9,248	4,979
	LT	LEAN-TO	0x0x0			264	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 264)	771		771	308	463
	LT	LEAN-TO	0x0x0			784	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 784)	2,289		2,289	687	1,602
	LT	LEAN-TO	0x0x0			1,800	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 1,800)	5,256		5,256	3,154	2,102
	MS	MECH SHED	0x0x0			1,824	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (5.85 x 1,824)	10,670		10,670	4,268	6,402
	SV	SWIM VINYL	0x0x0			1	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (25,000.00 x 1)	25,000		25,000	25,000	



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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
RS	ROUGH STONY LAND	TMBR	20			1.220	36	36	44	44
TMBR Totals						1.220			44	44
Total Agland						1.220			44	44