



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:22:48
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Assessment Data					Primary Image																																																																																																																				
Account 660067184 Parcel ID 23N17E-32-4-00000-000-0000 Cadastral ID 32-23-17-03810 Property Type REAL - Real Property Property Class UA VI Area 2 Tax Area 33 - FOYIL OT/FOYIL FIRE Name ID 286459 JOHNSON, WAYNE T 17810 E 405 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17810 E 405 RD Subdivision Lot/Block / Parcel Size 5.11 - Acres Sec/Twn/Rng 32 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>11/18/2020 15:51</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-18\IMG_007 11/25/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.42955361 -95.51106224																																																																																																																									
NW NE SE LESS E 208.7' THEREOF & LESS W 104' E 312.7' N 208' THEREOF & LESS W 130' E 338.7' S 104' THEREOF & LESS TR BEG SE/C NW NE SE; W 338.7' N 104.05' TO POB; E 130', NWLY 177.17'; S 120' TO POB & LESS N 163' W 190' E 503.14' NW NE SE					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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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
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	



\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-18\IMG_007 11/25/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,444 / 1,444
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	4 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	93,220		
Lot Value			
Indicated Value	93,220	64.56	Per SqFt
Agland Value	625		
Site Improvements	18,223		
Total Value	112,068	77.61	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.95	Total Misc Impr	+	15,385
Roofing Adj	+ 4.70	Garage Cost	+	
Subfloor Adj	+ 2.38	Total RCN	=	175,886
Heat/Cool Adj	+ 1.65	Depreciation (47%)	-	82,666
Plumbing Adj	+ 3.47	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	93,220
Adj Base Cost	= 111.15	Lot Value	+	
Total Area	x 1,444	Indicated Value	=	93,220
Adjusted Cost	= 160,501	Value Per SqFt		64.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	81987	220		220	20.60		4,532
PRCH	SLAB PORCH - COVERED	81988	16x10		160	20.79		3,326
CPAT	Carport - Attached	169682	30x26		780	9.65		7,527



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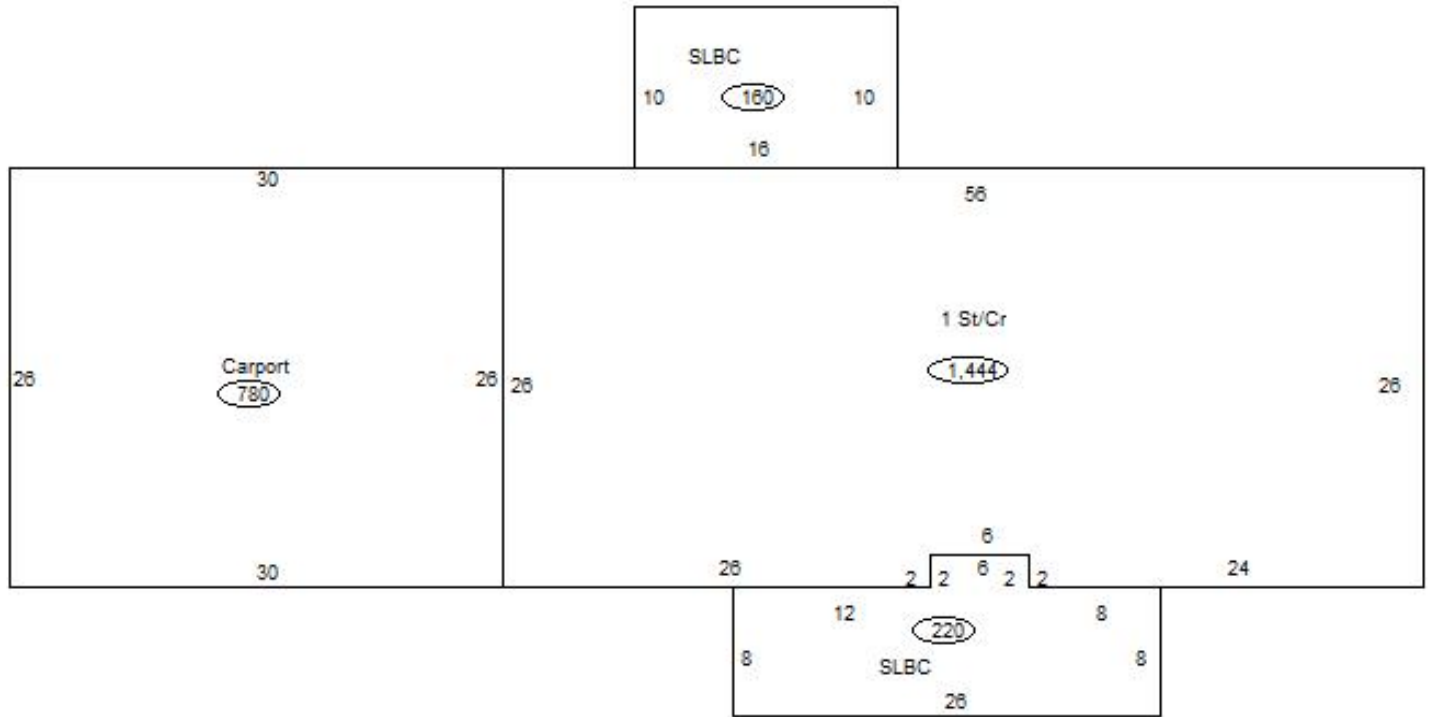
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Sketch Image

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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	1,444	1.000	1,444
2	M	PRCH		13	SLBC	220	1.000	220
3	M	PRCH		13	SLBC	160	1.000	160
4	M	CPAT		13	Carport	780	1.000	780
Total Building Area						1,444		1,444



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	18x20x10	Concrete	Formed Metal	360
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)
Base Cost (26.39 x 360)		9,500		9,500	4,655	4,845
	BNGP	Barn - General Purpose	36x36x8	Dirt	Galvanized Metal	1,296
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)
Base Cost (20.24 x 1,296)		26,231		26,231	12,853	13,378



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			5.110	122	122	625	625
NTV PST Totals						5.110			625	625
Total Agland						5.110			625	625