



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660074307 Parcel ID 000000-00-0-00550-001-0028 Cadastral ID 31-21-15-02970 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 314563 JOHNSON, MARK E & ONITA F TRUSTEES 20070 E 72ND ST N OWASSO OK 74055-0000 Parcel Location Situs 20070 E 72ND ST N Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0028 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0630\IMG_0001. 7/1/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.25711671 -95.74670797 LOT 28 BLOCK 1 OAKRIDGE AT COOPER RANCH																																																																																																																									
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Lot Data		Square-Foot - NBHD 1175 #1		Primary Image					
Lot Size									
Lot Count	1								
Units Buildable	6395								
Non-Ag Acres	1.0064								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY	0							
		0							
Method	Square-Foot								
Base Lot Value	43,840.00 x 2.89 = 126,772			\\tsclient\C\Users\Randy Necessary\Pictures\101_0630\IMG_0001. 7/1/2022					
Factor Value					GRM Approach				
Adjustments	1.0000				GRM Code				
Lot Value	126,772				Gross Rent 0.00				
Residential Data				Indicated Value					
Type	1 Single Family Residence			Multiple Regression					
Condition	3 - Average			MRA Code 1 Test					
Quality	4.5 - Good			Adusted R 0.8445					
Architecture				Indicated Value 599,718 164.17 Per SqFt					
Style	100% 1 1/2 Story Finished			Direct Comparables					
Exterior Wall	75% Frame, Stucco 25% Veneer, Stone			Selection Model A Adam Test					
Base/Total Area	2,978 / 3,653			Adjustment Model 1 2022 Residential					
Style	100% 1 1/2 Story Finished			Comparables 8					
HVAC	100% Warmed & Cooled Air			Indicated Value 681,570 Per SqFt					
Roof Cover	1 Composition Shingle			Value Reconciliation					
Area on Slab	2,978			Selected Approach Cost Approach					
Fixture/RghIn	14 /			Improvements 434,760					
Bed/F/H Bath	4 / 3.0 /			Lot Value 126,772					
Basement Area				Indicated Value 561,532 153.72 Per SqFt					
Garage Type	939 Attached Garage - Unfinished			Agland Value					
Remodel				Site Improvements 58,754					
Year/Eff Age	2004 / 17			Total Value 620,286 169.80 Total Value Per SqFt					
Cost Approach		Manual : 01/2025							
Base Cost	102.42	Total Misc Impr	+ 17,988						
Roofing Adj	+ 4.91	Garage Cost	+ 45,457						
Subfloor Adj	+ -3.57	Total RCN	= 532,856						
Heat/Cool Adj	+ 17.38	Depreciation (19%)	- 101,243						
Plumbing Adj	+ 7.36	Lump Sums	+ 3,147						
Basement Adj	+ 0.00	RCNLD	= 434,760						
Adj Base Cost	= 128.50	Lot Value	+ 126,772						
Total Area	x 3,653	Indicated Value	= 561,532						
Adjusted Cost	= 469,411	Value Per SqFt	153.72						
Miscellaneous Improvements									
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721	
PRCH	SLAB PORCH - COVERED	87837		240	240	35.48		8,515	
PRCH	SLAB PORCH - COVERED	87838		8x6	48	36.51		1,752	
WODO	WOOD DECK - OPEN	87839		28x4	112	35.12	20%	3,147	



Rogers

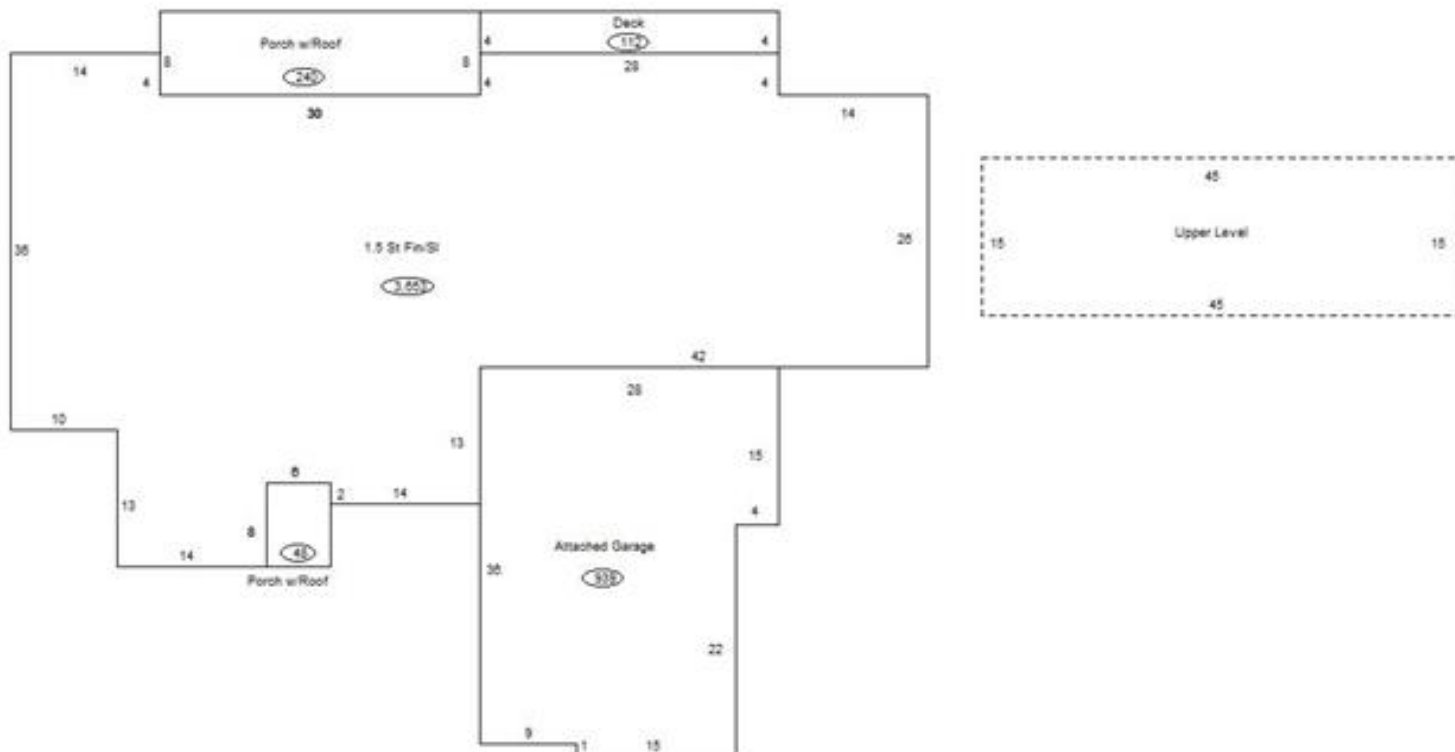
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,978	1.227	3,653
2	G	1		13	Attached Garage	939	1.000	939
3	U	^UL	Overhang	13	Upper Level	675	1.000	675
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PRCH		13	SLBC	48	1.000	48
6	M	WODO		13	WODO	112	1.000	112
Total Building Area						2,978		3,653



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			936	
	Qual	4	Cond 3	Year	Eff Age		
	Valuation Summary			Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (37.96 x 936)		35,531		35,531	1,777	33,754
	SV	SWIM VINYL	0x0x0			1	
	Qual		Cond	Year	Eff Age		
	Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000		25,000