



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:47:00  
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Assessment Data	Primary Image
<b>Account</b> 660074315 <b>Parcel ID</b> 000000-00-0-00550-001-0036 <b>Cadastral ID</b> 31-21-15-03050 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 23 - CATOOSA RURAL/LIME FIRE <b>Name ID</b> 304716 HARBERT, JOHN C &  JENNIFER J 20270 E 72ND ST OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 20250 E 72ND ST N <b>Subdivision</b> OAKRIDGE AT COOPER RANCH <b>Lot/Block</b> 0036 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / 5 <b>Neighborhood</b> 1175 - R-V01-SW CLAREMORE <b>School District</b> S002 - CATOOSA SCHOOLS	<p>No Image On File</p>

<b>Legal Description</b> Lot/Long: 36.25730175 -95.74277983	<b>Building Permits</b>
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LOT 36 BLOCK 1 OAKRIDGE AT COOPER RANCH	Number	Description	Opened	Closed	Amount

Exemptions					Sale History				
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Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2168/556	NIELSEN, MARK A &	04/08/2011	349,000	11
					1287/911	KOURTIS PROPERIES-COOPER-RAN	05/02/2001	57,700	YES

### Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax
Remove Cap	0	Land Value 154,289	54,696	11%	6,017	Assessed	6,017	622.39
Year Frozen	0	Improvements 0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value 154,289	54,696		6,017	Total Taxable	6,017	622.00

### Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660074315	HARBERT, JOHN C &	23	154,289	0	5,730	593.00
2024	2024-660074315	HARBERT, JOHN C &	23	74,953	0	5,457	572.00
2023	2023-660074315	HARBERT, JOHN C &	23	55,000	0	5,198	525.00
2022	2022-660074315	HARBERT, JOHN C &	23	45,000	0	4,950	502.00
2021	2021-660074315	HARBERT, JOHN C &	23	45,000	0	4,950	507.00
2020	2020-660074315	HARBERT, JOHN C &	23	45,000	0	4,950	509.00
2019	2019-660074315	HARBERT, JOHN C &	23	45,000	0	4,950	514.00
2018	2018-660074315	HARBERT, JOHN C &	23	45,000	0	4,950	512.00
2017	2017-660074315	HARBERT, JOHN C &	23	45,000	0	4,950	518.00
2016	2016-660074315	HARBERT, JOHN C &	23	52,000	0	5,720	591.00
2015	2015-660074315	HARBERT, JOHN C &	23	52,000	0	5,720	593.00
2014	2014-660074315	HARBERT, JOHN C &	23	52,000	0	5,720	599.00
2013	2013-660074315	HARBERT, JOHN C &	23	52,000	0	5,720	594.00



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Lot Data		Square-Foot - NBHD 1175 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.4012							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	1					
Method	Square-Foot							
Base Lot Value	61,038.00 x 2.53 = 154,289							
Factor Value								
Adjustments	1.0000							
Lot Value	154,289							
<b>Residential Data</b>								
Type								
Condition	3 - Average							
Quality	3.5 - Average							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 154,289					
Total Area	x	Indicated Value	= 154,289					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 154,289				
				Indicated Value 154,289 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 154,289 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value