



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																							
<b>Account</b> 660074840 <b>Parcel ID</b> 000000-00-0-00202-004-0015 <b>Cadastral ID</b> 02-20-15-06710 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 335234 GANN, JOHN ASHTON  8155 S MISTY MORNING PL CLAREMORE OK 74019-2577  <b>Parcel Location</b> <b>Situs</b> 08155 S MISTY MORNING PL <b>Subdivision</b> COTTONWOOD HILL <b>Lot/Block</b> 0015 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 15 / 5 <b>Neighborhood</b> 1146 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																												
<b>Legal Description</b> Lot/Long: 36.24442682 -95.68757757																																												
<b>Building Permits</b>					<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>6784</td> <td>NEW HOME</td> <td>05/2001</td> <td>02/2002</td> <td>87,900</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6784	NEW HOME	05/2001	02/2002	87,900																									
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<b>Parcel Valuation</b>																																												
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	104.132	<b>Current Tax</b>																																			
<b>Remove Cap</b>	2022	<b>Land Value</b>	65,340	32,291	11%	3,552	<b>Assessed</b>	24,521	2,553.42																																			
<b>Year Frozen</b>	0	<b>Improvements</b>	255,543	190,624		20,969	<b>Penalty</b>	0																																				
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-87.00																																			
<b>TIF Project ID</b>	0	<b>Total Value</b>	320,883	222,915		24,521	<b>Total Taxable</b>	23,521	2,466.00																																			
<b>Assessment History</b>																																												
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																			
2025	2025-660074840	GANN, JOHN ASHTON			80	282,376	1000	22,807	2,392.00																																			
2024	2024-660074840	GANN, JOHN ASHTON			80	260,576	1000	22,113	2,130.00																																			
2023	2023-660074840	GANN, JOHN ASHTON			80	204,000	1000	21,440	2,034.00																																			
2022	2022-660074840	GANN, JOHN ASHTON			80	204,000	1000	21,440	2,071.00																																			
2021	2021-660074840	GANN, JOHN ASHTON			80	184,907	1000	19,340	1,821.00																																			
2020	2020-660074840	GRIFFITH, JONELLA MARGARET			80	181,968	1000	18,806	1,774.00																																			
2019	2019-660074840	GRIFFITH, JONELLA MARGARET			80	174,809	1000	18,229	1,747.00																																			
2018	2018-660074840	GRIFFITH, JONELLA MARGARET			80	179,498	1000	18,745	1,796.00																																			
2017	2017-660074840	GRIFFITH, JONELLA MARGARET			80	177,978	1000	18,578	1,786.00																																			
2016	2016-660074840	GRIFFITH, JONELLA MARGARET			80	173,620	1000	18,076	1,743.00																																			
2015	2015-660074840	GRIFFITH, JONELLA MARGARET			80	168,368	1000	17,520	1,702.00																																			
2014	2014-660074840	GRIFFITH, JONELLA MARGARET			80	171,349	1000	17,848	1,641.00																																			
2013	2013-660074840	GRIFFITH, JONELLA MARGARET			80	190,088	1000	19,067	1,816.00																																			



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Lot Data		Square-Foot - NBHD 1146 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	21,780.00 x 3.00 = 65,340		
Factor Value			
Adjustments	1.0000		
Lot Value	65,340		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,674 / 2,511
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,674
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	509 Attached Garage - Finished
Remodel	
Year/Eff Age	2001 / 19

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	282,013 112.31 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	244,000 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	253,551
Lot Value	65,340
Indicated Value	318,891 127.00 Per SqFt
Agland Value	
Site Improvements	1,992
Total Value	320,883 127.79 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	93.76	Total Misc Impr	+	13,812
Roofing Adj	+ 3.25	Garage Cost	+	20,253
Subfloor Adj	+ -1.54	Total RCN	=	325,065
Heat/Cool Adj	+ 12.64	Depreciation ( 22%)	-	71,514
Plumbing Adj	+ 7.78	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	253,551
Adj Base Cost	= 115.89	Lot Value	+	65,340
Total Area	x 2,511	Indicated Value	=	318,891
Adjusted Cost	= 291,000	Value Per SqFt		127.00

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	89433	14x12		168	26.40		4,435
PRCH	Porch	89435	142		142	26.49		3,762



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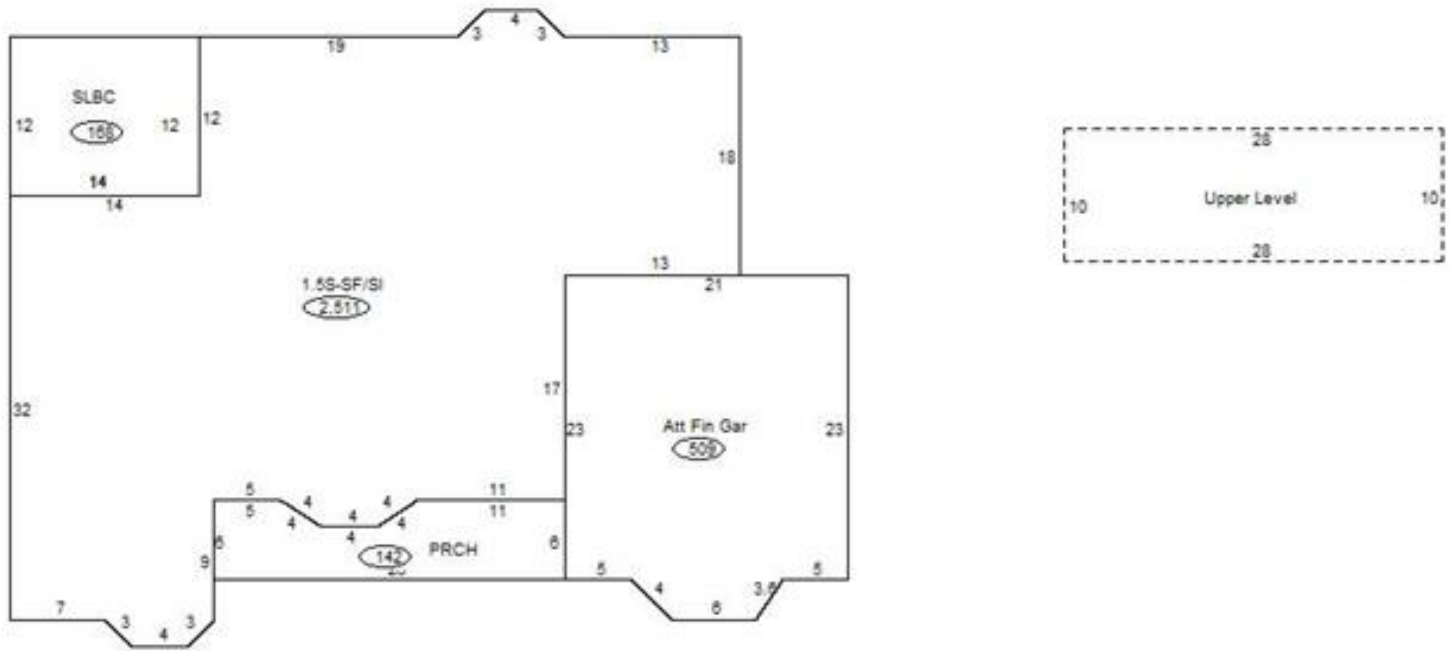
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	168	1.000	168
2	R	5	Slab	13	1.5S-SF/SI	1,674	1.500	2,511
3	M	PRCH		13	PRCH	142	1.000	142
4	U	^UL	Overhang	13	Upper Level	280	1.000	280
5	G	5		13	Att Fin Gar	509	1.000	509
<b>Total Building Area</b>						1,674		2,511



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144
	Qual	3	Cond 3	Year 2010	Eff Age 12	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25.61 x 144)		3,688		3,688	1,696	1,992