



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 660087160 Parcel ID 000000-00-0-00274-001-0012 Cadastral ID 26-22-16-04210 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 320206 JOHNSON, J ROBERT 17300 S HIGHLAND DR CLAREMORE OK 74019-0000 Parcel Location Situs 17300 S HIGHLAND DR Subdivision EAGLE PARK Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 22 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36190617 -95.57408519																																																																																																																									
EAGLE PARK LOT 12 BLOCK 1					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>R2012 06 17</td> <td>R13-NEW 1695 SQ FT SFR</td> <td>06/2012</td> <td>09/2012</td> <td>120,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2012 06 17	R13-NEW 1695 SQ FT SFR	06/2012	09/2012	120,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	140 x 257		
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.7136		
Topography	LEVEL		
Street Access	PAVED		
Utilities	WATER/ELEC		
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	31,083.00 x 1.50 = 46,625		
Factor Value			
Adjustments	1.0000		
Lot Value	46,625		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,693 / 1,693
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,693
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	233,775	138.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	195,610		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.33	Total Misc Impr	+	5,025			
Roofing Adj	+ 4.86	Garage Cost	+	15,527			
Subfloor Adj	+ -2.31	Total RCN	=	250,258			
Heat/Cool Adj	+ 12.64	Depreciation (11%)	-	27,528			
Plumbing Adj	+ 9.16	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	222,730			
Adj Base Cost	= 135.68	Lot Value	+	46,625			
Total Area	x 1,693	Indicated Value	=	269,355			
Adjusted Cost	= 229,706	Value Per SqFt		159.10			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	222,730		
Lot Value	46,625		
Indicated Value	269,355	159.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	269,355	159.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	115811	5x4		20	26.87		537
PRCH	SLAB PORCH - COVERED	115812	17x10		170	26.40		4,488



Rogers

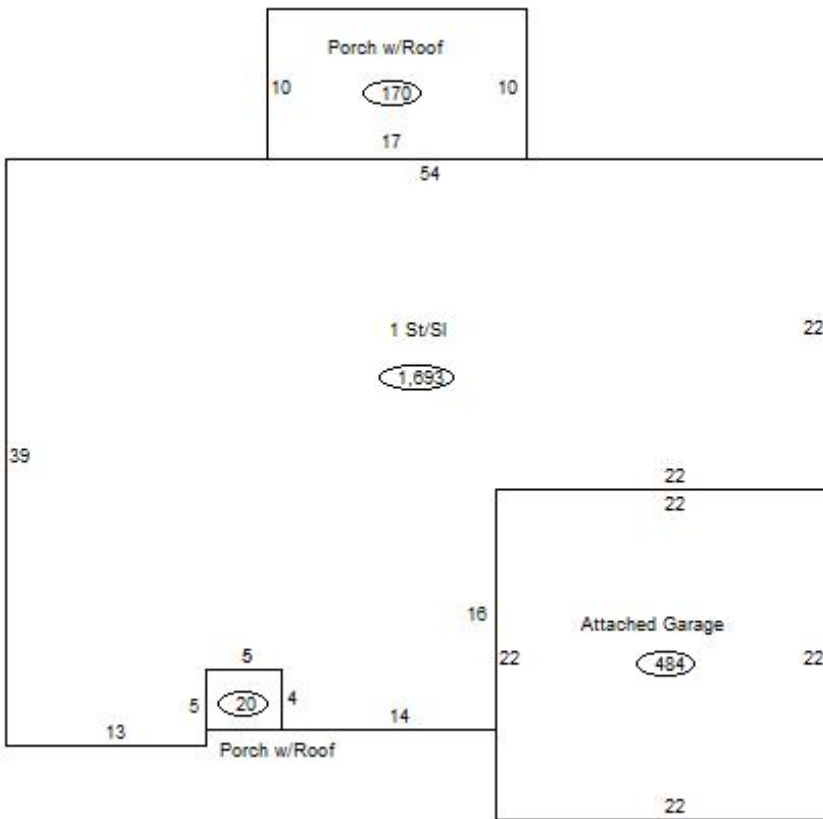
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,693	1.000	1,693
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PRCH		13	SLBC	170	1.000	170
Total Building Area						1,693		1,693



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					