



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:48:49
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660092381 Parcel ID 23N15E-07-1-00000-000-0000 Cadastral ID 07-23-15-00126 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 329279 JOHNSON, DANIEL ALLEN & MYSTI RAINE 4000 BIG SKY LN TALALA OK 74080-0000 Parcel Location Situs 04000 E BIG SKY LN Subdivision Lot/Block / Parcel Size 24.87 - Acres Sec/Twn/Rng 7 / 23 / 15 / 1 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.48370642 -95.75724843										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>R12</td> <td>R12-NEW BARN</td> <td>09/2011</td> <td>09/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12	R12-NEW BARN	09/2011	09/2011																																																																																																		
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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		\\tsclient\C\Users\CB\Pictures\2020-05-14\IMG_0144.JPG 5/15/2020
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,452 / 2,850
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,452
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	808 Attached Garage - Finished
Remodel	
Year/Eff Age	2010 / 12

Cost Approach				Manual : 01/2025			
Base Cost	103.56	Total Misc Impr	+ 21,904	Roofing Adj	+ 5.02	Garage Cost	+ 45,983
Subfloor Adj	+ -3.96	Total RCN	= 444,629	Heat/Cool Adj	+ 16.31	Depreciation (12%)	- 53,355
Plumbing Adj	+ 11.26	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 391,274
Adj Base Cost	= 132.19	Lot Value	+ 391,274	Total Area	x 2,850	Indicated Value	= 391,274
		Value Per SqFt	137.29	Adjusted Cost	= 376,742		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	391,274
Lot Value	
Indicated Value	391,274
Agland Value	3,581
Site Improvements	35,693
Total Value	430,548
	137.29 Per SqFt
	151.07 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	111946		186	186	32.34		6,015
PATO	SLAB PORCH - OPEN	111947	19x10		190	13.35		2,537
PRCH	SLAB PORCH - COVERED	111948	27x7		189	32.32		6,108



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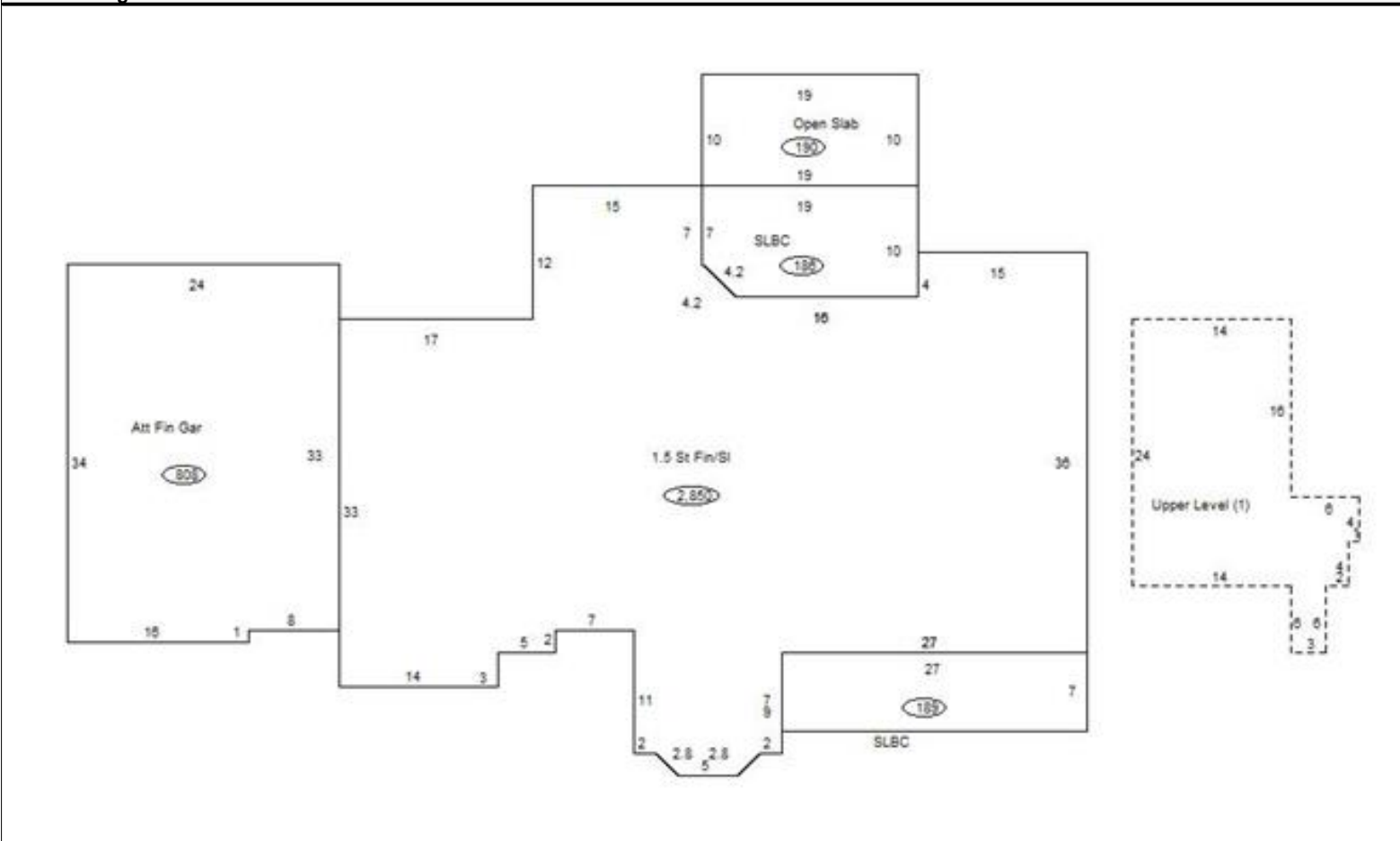
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,452	1.162	2,850
2	M	PRCH		13	SLBC	186	1.000	186
3	M	PATO		13	Open Slab	190	1.000	190
4	M	PRCH		13	SLBC	189	1.000	189
5	G	5		13	Att Fin Gar	808	1.000	808
6	U	^UL		13	Upper Level (1)	398	1.000	398
Total Building Area						2,452		2,850



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	60x38x10	Dirt	Formed Metal	2,280
	Qual 3	Cond 3	Year 2011	Eff Age 11		
		Valuation Summary	Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
		Base Cost (20.07 x 2,280)	45,760	45,760	10,067	35,693



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			24.870	144	144	3,581	3,581
NTV PST Totals						24.870			3,581	3,581
Total Agland						24.870			3,581	3,581