



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 660097004 Parcel ID 23N14E-12-2-00000-000-0002 Cadastral ID 12-23-14-00530 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 313355 JOHNSON, COREY A & EMMA K 8295 S 4060 RD TALALA OK 74080-0000 Parcel Location Situs 08295 S 4060 RD Subdivision Lot/Block / Parcel Size 1.44 - Acres Sec/Twn/Rng 12 / 23 / 14 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS			660097004_002.JPG 3/5/2024																				
Legal Description Lat/Long: 36.49034771 -95.77574306 TR IN SW NW; BEG PT 514' N OF SW/C SW NW; S 18'; E 375'; N 200'; W 230'; SW 232.70' TO POB.		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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Number	Description	Opened	Closed	Amount															
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>		Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2408/439</td> <td>JOHNSON, JODY D & TRUDI A</td> <td>06/14/2014</td> <td>0</td> <td>4</td> </tr> </tbody> </table>		Bk/Pg	Grantor	Date	Price	Code	2408/439	JOHNSON, JODY D & TRUDI A	06/14/2014	0	4
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H	Homestead	Yes	1,000	1,000																			
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2408/439	JOHNSON, JODY D & TRUDI A	06/14/2014	0	4																			

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2001	Land Value 224	224	11%	25	Assessed	15,377	1,663.51	
Year Frozen	0	Improvements 234,819	139,562		15,352	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-95.00	
TIF Project ID	0	Total Value 235,043	139,786		15,377	Total Taxable	14,377	1,569.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660097004	JOHNSON, COREY A & EMMA K	10	213,161	1000	13,929	1,521.00	
2024	2024-660097004	JOHNSON, COREY A & EMMA K	10	225,375	1000	13,494	1,427.00	
2023	2023-660097004	JOHNSON, COREY A & EMMA K	10	206,345	1000	13,072	1,373.00	
2022	2022-660097004	JOHNSON, COREY A & EMMA K	10	205,421	1000	12,662	1,324.00	
2021	2021-660097004	JOHNSON, COREY A & EMMA K	10	170,591	1000	12,264	1,292.00	
2020	2020-660097004	JOHNSON, COREY A & EMMA K	10	140,093	1000	8,509	915.00	
2019	2019-660097004	JOHNSON, COREY A & EMMA K	10	135,657	1000	8,232	868.00	
2018	2018-660097004	JOHNSON, COREY A & EMMA K	10	139,826	1000	7,963	869.00	
2017	2017-660097004	JOHNSON, COREY A & EMMA K	10	138,620	1000	7,702	889.00	
2016	2016-660097004	JOHNSON, COREY A & EMMA K	10	134,871	1000	7,449	785.00	
2015	2015-660097004	JOHNSON, COREY A & EMMA K	10	130,113	1000	7,203	719.00	
2014	2014-660097004	JOHNSON, COREY A & EMMA K	10	72,402	0	7,964	779.00	




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Lot Data	Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Stone
Base/Total Area	1,960 / 1,960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,960
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1995 / 14

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	92.31	Total Misc Impr	+ 5,179
Roofing Adj	+ 4.78	Garage Cost	+
Subfloor Adj	+ -1.08	Total RCN	= 221,426
Heat/Cool Adj	+ 11.47	Depreciation (16%)	- 35,428
Plumbing Adj	+ 2.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 185,998
Adj Base Cost	= 110.33	Lot Value	+
Total Area	x 1,960	Indicated Value	= 185,998
Adjusted Cost	= 216,247	Value Per SqFt	94.90

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,998		
Lot Value			
Indicated Value	185,998	94.90	Per SqFt
Agland Value	224		
Site Improvements	48,821		
Total Value	235,043	119.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	80304	12x10		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	146707	5x4		20	24.21		484
PATO	SLAB PORCH - OPEN	146708	30x6		180	10.16		1,829



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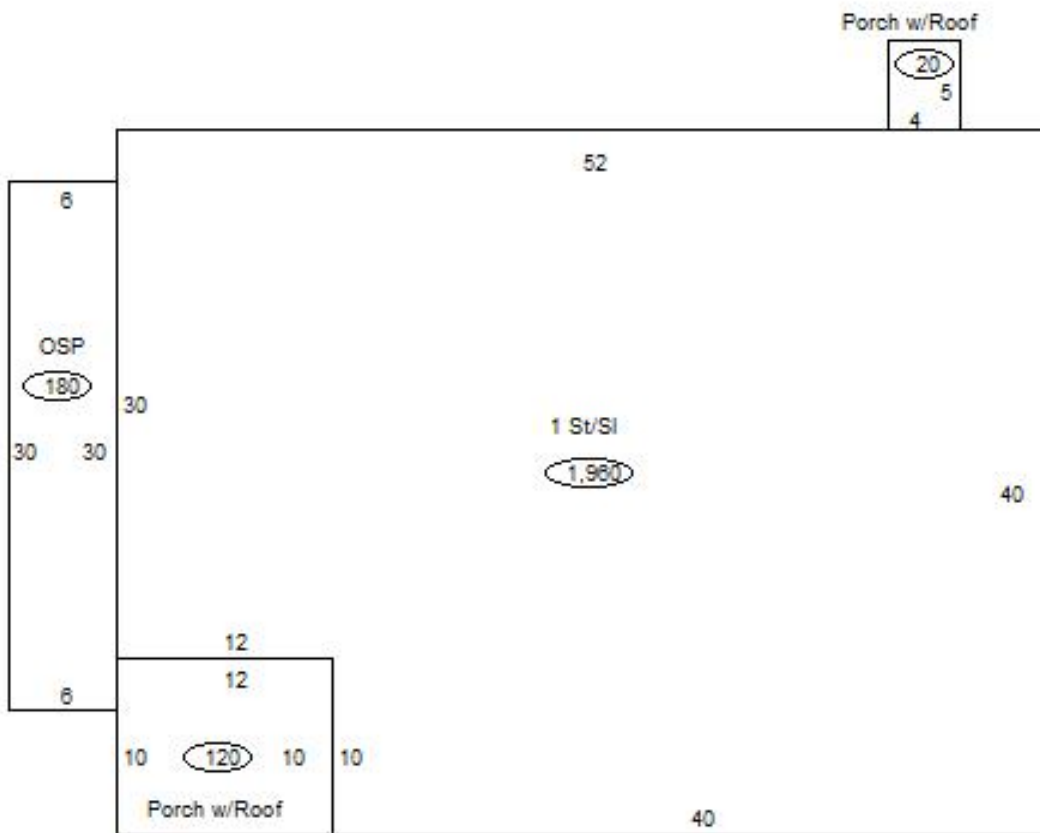
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,960	1.000	1,960
2	M	PRCH		13	SLBC	120	1.000	120
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PATO		13	Open Slab	180	1.000	180
Total Building Area						1,960		1,960



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720)		22,522	22,522	11,261	11,261
	UTIL	SHOP BUILDING	0x0x0			3,080
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (24.39 x 3,080)		75,121	75,121	37,561	37,560



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			.720	143	143	103	103
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.720	168	168	121	121
IMP PST Totals						1.440			224	224
Total Agland						1.440			224	224