



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:14:34
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098909 Parcel ID 000000-00-0-00412-002-0004 Cadastral ID 30-21-16-12030 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 320436 JOHNSON, MATTHEW J & VICTORIA M 23208 S BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23208 S BESSIE BLVD Subdivision KING RIDGE II Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																	
Legal Description Lot/Long: 36.27586576 -95.64695346																																																																																																	
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>R16-45</td> <td>R17-NEW 1477 SQ FT SFR</td> <td>07/2016</td> <td>09/2016</td> <td>90,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R16-45	R17-NEW 1477 SQ FT SFR	07/2016	09/2016	90,000																																																																														
Number	Description	Opened	Closed	Amount																																																																																													
R16-45	R17-NEW 1477 SQ FT SFR	07/2016	09/2016	90,000																																																																																													
Exemptions					Sale History																																																																																												
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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>2604/891</td> <td>RC VERDIGRIS LLC</td> <td>01/09/2017</td> <td>157,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2604/891	RC VERDIGRIS LLC	01/09/2017	157,000	YES																																																																				
Code	Type	Active	Maximum	Exemption																																																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																																													
2604/891	RC VERDIGRIS LLC	01/09/2017	157,000	YES																																																																																													
Parcel Valuation																																																																																																	
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2018</td> </tr> <tr> <td>Year Frozen</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> </tr> </tbody> </table>		Source	REAL	Remove Cap	2018	Year Frozen		Uncapped Value	0	TIF Project ID	0	<table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>Land Value</td> <td>39,237</td> <td>29,670</td> <td>3,264</td> </tr> <tr> <td>Improvements</td> <td>188,977</td> <td>188,977</td> <td>20,787</td> </tr> <tr> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total Value</td> <td>228,214</td> <td>218,647</td> <td>24,051</td> </tr> </tbody> </table>			Fair Cash	Capped	Asmnt Level	Assessed	Land Value	39,237	29,670	3,264	Improvements	188,977	188,977	20,787	Mobile Home	0	0	0	Total Value	228,214	218,647	24,051	<table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>109.172</td> <td>2,625.69</td> </tr> <tr> <td>Assessed</td> <td>24,051</td> </tr> <tr> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Exemption</td> <td>0</td> </tr> <tr> <td>Total Taxable</td> <td>24,051</td> </tr> </tbody> </table>		Levy Rate	Current Tax	109.172	2,625.69	Assessed	24,051	Penalty	0	Exemption	0	Total Taxable	24,051																																																	
Source	REAL																																																																																																
Remove Cap	2018																																																																																																
Year Frozen																																																																																																	
Uncapped Value	0																																																																																																
TIF Project ID	0																																																																																																
Fair Cash	Capped	Asmnt Level	Assessed																																																																																														
Land Value	39,237	29,670	3,264																																																																																														
Improvements	188,977	188,977	20,787																																																																																														
Mobile Home	0	0	0																																																																																														
Total Value	228,214	218,647	24,051																																																																																														
Levy Rate	Current Tax																																																																																																
109.172	2,625.69																																																																																																
Assessed	24,051																																																																																																
Penalty	0																																																																																																
Exemption	0																																																																																																
Total Taxable	24,051																																																																																																
Assessment History																																																																																																	
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660098909</td> <td>JOHNSON, MATTHEW J &</td> <td>85</td> <td>224,558</td> <td>0</td> <td>22,906</td> <td>2,500.00</td> </tr> <tr> <td>2024</td> <td>2024-660098909</td> <td>JOHNSON, MATTHEW J &</td> <td>85</td> <td>230,629</td> <td>0</td> <td>21,815</td> <td>2,241.00</td> </tr> <tr> <td>2023</td> <td>2023-660098909</td> <td>JOHNSON, MATTHEW J &</td> <td>85</td> <td>203,307</td> <td>0</td> <td>20,777</td> <td>2,117.00</td> </tr> <tr> <td>2022</td> <td>2022-660098909</td> <td>JOHNSON, MATTHEW J &</td> <td>85</td> <td>203,301</td> <td>0</td> <td>19,787</td> <td>2,036.00</td> </tr> <tr> <td>2021</td> <td>2021-660098909</td> <td>JOHNSON, MATTHEW J</td> <td>85</td> <td>171,416</td> <td>0</td> <td>18,845</td> <td>1,858.00</td> </tr> <tr> <td>2020</td> <td>2020-660098909</td> <td>JOHNSON, MATTHEW J</td> <td>85</td> <td>168,678</td> <td>0</td> <td>17,948</td> <td>1,828.00</td> </tr> <tr> <td>2019</td> <td>2019-660098909</td> <td>JOHNSON, MATTHEW J</td> <td>85</td> <td>155,391</td> <td>0</td> <td>17,093</td> <td>1,759.00</td> </tr> <tr> <td>2018</td> <td>2018-660098909</td> <td>JOHNSON, MATTHEW J</td> <td>85</td> <td>159,321</td> <td>0</td> <td>17,525</td> <td>1,800.00</td> </tr> <tr> <td>2017</td> <td>2017-660098909</td> <td>JOHNSON, MATTHEW J</td> <td>85</td> <td>58,594</td> <td>0</td> <td>6,445</td> <td>657.00</td> </tr> <tr> <td>2016</td> <td>2016-660098909</td> <td>RC VERDIGRIS LLC</td> <td>85</td> <td>3,413</td> <td>0</td> <td>375</td> <td>39.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660098909	JOHNSON, MATTHEW J &	85	224,558	0	22,906	2,500.00	2024	2024-660098909	JOHNSON, MATTHEW J &	85	230,629	0	21,815	2,241.00	2023	2023-660098909	JOHNSON, MATTHEW J &	85	203,307	0	20,777	2,117.00	2022	2022-660098909	JOHNSON, MATTHEW J &	85	203,301	0	19,787	2,036.00	2021	2021-660098909	JOHNSON, MATTHEW J	85	171,416	0	18,845	1,858.00	2020	2020-660098909	JOHNSON, MATTHEW J	85	168,678	0	17,948	1,828.00	2019	2019-660098909	JOHNSON, MATTHEW J	85	155,391	0	17,093	1,759.00	2018	2018-660098909	JOHNSON, MATTHEW J	85	159,321	0	17,525	1,800.00	2017	2017-660098909	JOHNSON, MATTHEW J	85	58,594	0	6,445	657.00	2016	2016-660098909	RC VERDIGRIS LLC	85	3,413	0	375	39.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																										
2025	2025-660098909	JOHNSON, MATTHEW J &	85	224,558	0	22,906	2,500.00																																																																																										
2024	2024-660098909	JOHNSON, MATTHEW J &	85	230,629	0	21,815	2,241.00																																																																																										
2023	2023-660098909	JOHNSON, MATTHEW J &	85	203,307	0	20,777	2,117.00																																																																																										
2022	2022-660098909	JOHNSON, MATTHEW J &	85	203,301	0	19,787	2,036.00																																																																																										
2021	2021-660098909	JOHNSON, MATTHEW J	85	171,416	0	18,845	1,858.00																																																																																										
2020	2020-660098909	JOHNSON, MATTHEW J	85	168,678	0	17,948	1,828.00																																																																																										
2019	2019-660098909	JOHNSON, MATTHEW J	85	155,391	0	17,093	1,759.00																																																																																										
2018	2018-660098909	JOHNSON, MATTHEW J	85	159,321	0	17,525	1,800.00																																																																																										
2017	2017-660098909	JOHNSON, MATTHEW J	85	58,594	0	6,445	657.00																																																																																										
2016	2016-660098909	RC VERDIGRIS LLC	85	3,413	0	375	39.00																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:14:34
Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2457		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	10,703.00 x 4.58 = 49,046		
Factor Value			
Adjustments	0.8000		
Lot Value	39,237		



\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0033.JPG 3/24/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,519 / 1,519
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,519
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	204,071	134.35	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	195,190 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	102.79	Total Misc Impr	+	2,836	
Roofing Adj	+ 4.50	Garage Cost	+	12,100	
Subfloor Adj	+ -1.15	Total RCN	=	207,667	
Heat/Cool Adj	+ 11.47	Depreciation (9%)	-	18,690	
Plumbing Adj	+ 9.27	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	188,977	
Adj Base Cost	= 126.88	Lot Value	+	39,237	
Total Area	x 1,519	Indicated Value	=	228,214	
Adjusted Cost	= 192,731	Value Per SqFt		150.24	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	188,977		
Lot Value	39,237		
Indicated Value	228,214	150.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	228,214	150.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129656	6x5		30	24.17		725
PRCH	SLAB PORCH - COVERED	129657	11x8		88	23.99		2,111



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

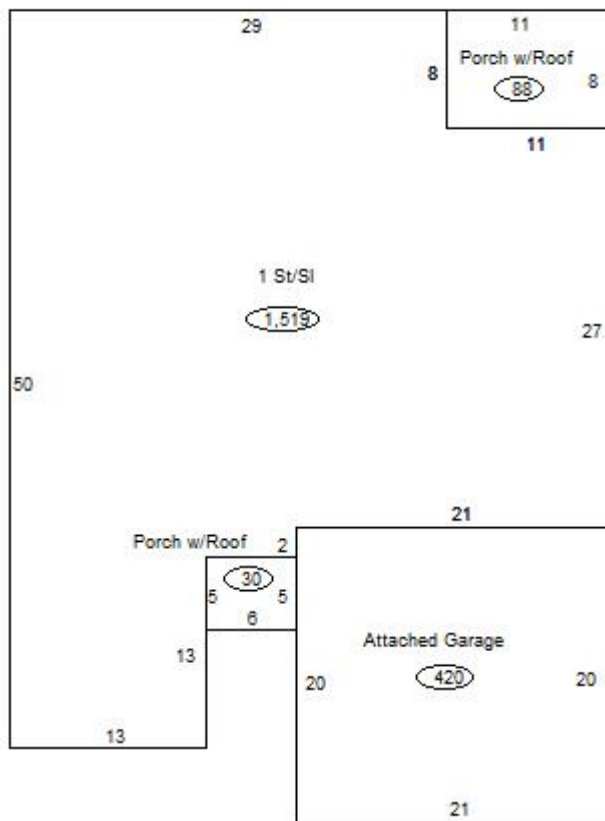
Date 04/18/2026

Time 09:14:34

Page 3

Sketch Image

660098909



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,519	1.000	1,519
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	88	1.000	88
Total Building Area						1,519		1,519