



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:43:12  
Page 1

Assessment Data					Primary Image																																																																												
<b>Account</b> 660101423 <b>Parcel ID</b> 21N15E-33-4-00000-000-0011 <b>Cadastral ID</b> 33-21-15-00321 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 326412 JOHNSTON, LONDON & KARA  24796 S 4100 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 24796 S 4100 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 33 / 21 / 15 / 4 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p style="text-align: right; color: orange;">07/07/2022 09:17</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0707\IMG_0020. 7/7/2022</p>																																																																												
<b>Legal Description</b> Lat/Long: 36.25240715 -95.70578227 TR DESC 2702-588 AS COMM SE/C SE; N01.0534W 959.67' TO POB; S88.4104W 661.53'; N01.0555W 164.63'; N88.4104E 661.55'; S01.0534E 164.63' TO POB																																																																																	
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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.4097		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	104,964.00 x .54 = 56,733		
Factor Value			
Adjustments	1.0000		
Lot Value	56,733		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	2,841 / 3,543
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,841
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	615 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	551,844 155.76 Per SqFt

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	489,150
Lot Value	56,733
Indicated Value	545,883 154.07 Per SqFt
Agland Value	
Site Improvements	25,650
Total Value	571,533 161.31 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.06	Total Misc Impr	+ 36,659
Roofing Adj	+ 4.87	Garage Cost	+ 30,436
Subfloor Adj	+ -3.51	Total RCN	= 514,895
Heat/Cool Adj	+ 17.38	Depreciation ( 5%)	- 25,745
Plumbing Adj	+ 7.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 489,150
Adj Base Cost	= 126.39	Lot Value	+ 56,733
Total Area	x 3,543	Indicated Value	= 545,883
Adjusted Cost	= 447,800	Value Per SqFt	154.07

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141882	32x8		256	35.40		9,062
PRCH	SLAB PORCH - COVERED	141883	547		547	34.39		18,811
PATO	SLAB PORCH - OPEN	141884	14x5		70	15.22		1,065
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,721.18		7,721



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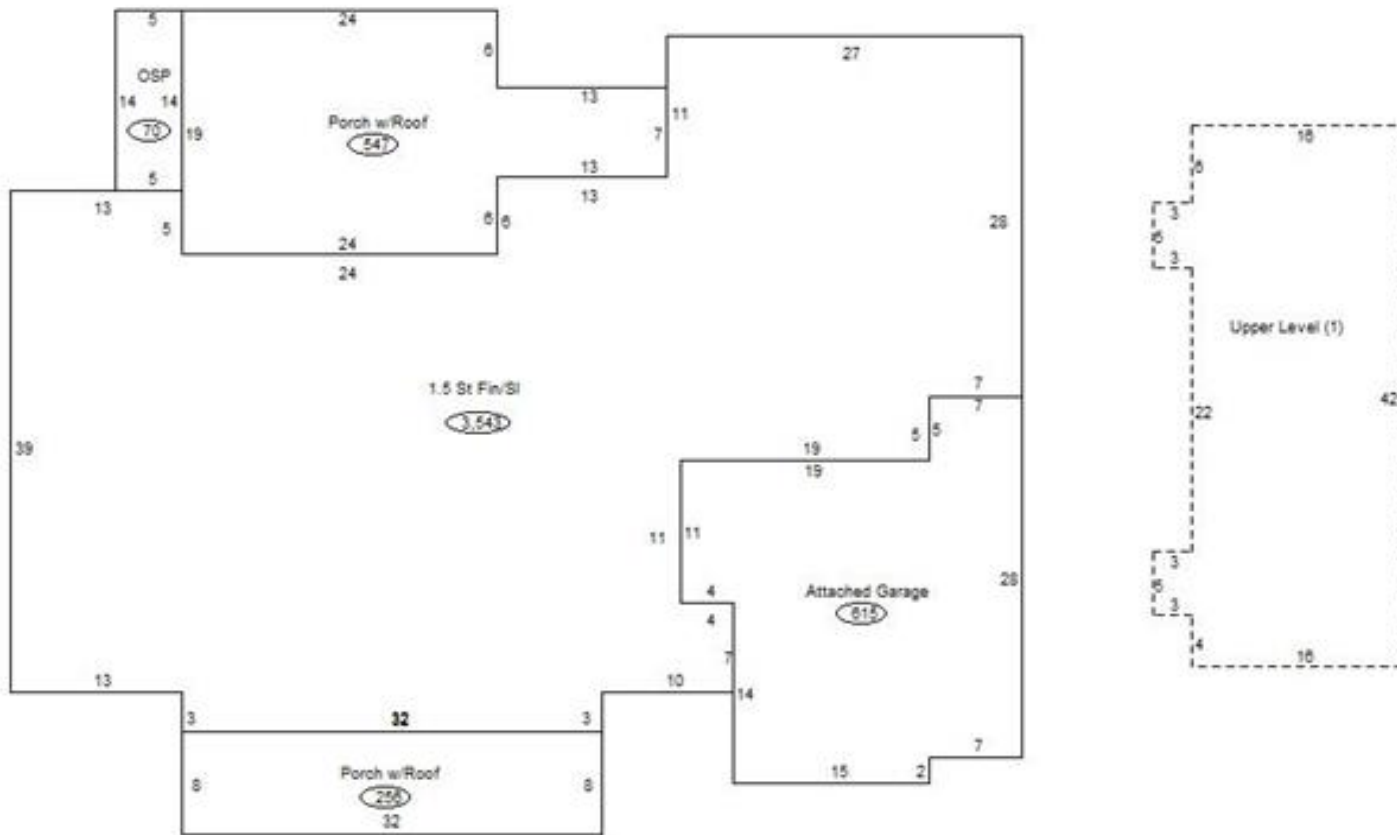
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### Sketch Image

660101423



### 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	2,841	1.247	3,543
2	G	1		13	Attached Garage	615	1.000	615
3	M	PRCH		13	SLBC	256	1.000	256
4	M	PRCH		13	SLBC	547	1.000	547
5	M	PATO		13	Open Slab	70	1.000	70
6	U	^UL		13	Upper Level (1)	702	1.000	702
<b>Total Building Area</b>						2,841		3,543



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SF	Fiberglass Inground Pool	0x0x0			1
	Qual	61	Cond 6	Year 2024	Eff Age 1	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27,000.00 x 1)	27,000	27,000	1,350	25,650