



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	660102024			No Image On File					
Parcel ID	21N16E-31-3-00000-001-0000								
Cadastral ID	31-21-16-00110								
Property Type	REAL - Real Property								
Property Class	UA	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	282401								
ROACH, JOHNNY R & KAREN M									
8188 E 500 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	305.73 - Acres						
Sec/Twn/Rng	31 / 21 / 16 / 3								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.26053189 -95.64731663				Building Permits					
N2 SEC LESS N 150' W 150' & PT LOT 3 N OTP				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAGER, JOYCE	08/07/2018	121,000	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax
Remove Cap	2019	Land Value	47,759	44,356	11%	4,879	Assessed	8,137	888.33
Year Frozen		Improvements	40,821	29,622		3,258	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	88,580	73,978		8,137	Total Taxable	8,137	888.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660102024	ROACH, JOHNNY R & KAREN M			85	79,085	0	7,901	862.00
2024	2024-660102024	ROACH, JOHNNY R & KAREN M			85	74,236	0	7,671	788.00
2023	2023-660102024	ROACH, JOHNNY R & KAREN M			85	72,150	0	7,447	759.00
2022	2022-660102024	ROACH, JOHNNY R & KAREN M			85	71,453	0	7,230	743.00
2021	2021-660102024	ROACH, JOHNNY R & KAREN M			85	63,817	0	7,020	692.00
2020	2020-660102024	ROACH, JOHNNY R & KAREN M			85	63,471	0	6,982	711.00
2019	2019-660102024	ROACH, JOHNNY R & KAREN M			85	62,482	0	6,873	708.00



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Lot Data		Primary Image						
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent	0.00					
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model	A Adam Test					
Base/Total Area	/	Adjustment Model	NewTest					
Style		Comparables						
HVAC		Indicated Value						
Roof Cover		Value Reconciliation						
Area on Slab		Selected Approach	Cost Approach					
Fixture/RghIn	/	Improvements						
Bed/F/H Bath	/ /	Lot Value						
Basement Area		Indicated Value	0.00 Per SqFt					
Garage Type		Agland Value	47,759					
Remodel		Site Improvements	40,821					
Year/Eff Age	/	Total Value	88,580 0.00 Total Value Per SqFt					
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,250
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (29.99 x 1,250)	37,488		37,488	26,242	11,246
	BARN	BARN	0x0x0			2,304
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (8.92 x 2,304)	20,552		20,552	2,055	18,497
	BARN	BARN	0x0x0			720
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 720)	7,546		7,546	4,528	3,018
	BARN	BARN	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (10.21 x 1,200)	12,252		12,252	10,414	1,838
	BARN	BARN	0x0x0			1,156
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (10.26 x 1,156)	11,861		11,861	8,896	2,965
	LT	LEAN-TO	0x0x0			560
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 560)	1,635		1,635	1,226	409
	LT	LEAN-TO	0x0x0			408
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 408)	1,191		1,191	893	298



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			420
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)
Base Cost (4.68 x 420)		1,966		1,966	1,475	491
	STF	STG FAIR	0x0x0			680
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)
Base Cost (4.68 x 680)		3,182		3,182	2,387	795
	STF	STG FAIR	0x0x0			900
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)
Base Cost (4.68 x 900)		4,212		4,212	2,948	1,264



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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	NTV PST	51			6.253	122	122	765	765
BP	BORROW PITS	TMBR	10			14.930	18	18	269	269
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			28.056	54	54	1,515	1,515
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			4.352	192	192	836	836
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			185.659	168	168	31,191	31,191
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.155	144	144	22	22
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			56.458	192	192	10,840	10,840
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			9.867	235	235	2,321	2,321
IMP PST Totals						305.730			47,759	47,759
Total Agland						305.730			47,759	47,759