



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image						
Account	660102074			<p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\05132021\IMG_0004.JPG 5/13/2021</p>						
Parcel ID	000000-0-0-000136-001-0002									
Cadastral ID	19-21-16-05010									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	334706									
JOHNSON, PAUL T II & MARY										
2641 S CATALAYAH LN CLAREMORE OK 74019-0000										
Parcel Location										
Situs	02641 S CATALAYAH LN									
Subdivision	CATALAYAH CROSSING									
Lot/Block	0002 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	19 / 21 / 16 / 5									
Neighborhood	1012 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.27912682 -95.64600840				Building Permits						
LOT 2 BLOCK 1 CATALAYAH CROSSING				Number	Description	Opened	Closed	Amount		
				R20 0434	R22- NEW 1908 SQ FT SFR	09/2020	05/2021	180,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	DAKE PROPERTIES INC	06/10/2021	275,000	YES	
					/	INTRINSIC DEVELOPMENT LLC	10/08/2020	85,000	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2022	Land Value	40,073	40,073	11%	4,408	Assessed	34,526	3,191.24	
Year Frozen		Improvements	273,800	273,800		30,118	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	313,873	313,873		34,526	Total Taxable	34,526	3,191.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660102074	JOHNSON, PAUL T II &			17	305,327	0	33,351	3,083.00	
2024	2024-660102074	JOHNSON, PAUL T II &			17	324,004	0	31,762	2,935.00	
2023	2023-660102074	JOHNSON, PAUL T II &			17	275,000	0	30,250	2,771.00	
2022	2022-660102074	JOHNSON, PAUL T II &			17	275,000	0	30,250	2,800.00	
2021	2021-660102074	JOHNSON, PAUL T II &			17	42,500	0	4,675	413.00	
2020	2020-660102074	INTRINSIC DEVELOPMENT LLC			17	7,314	0	805	74.00	
2019	2019-660102074	INTRINSIC DEVELOPMENT LLC			17	7,314	0	805	75.00	



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Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3931		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	17,125.00 x 2.34 = 40,073		
Factor Value			
Adjustments	1.0000		
Lot Value	40,073		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,815 / 1,815
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,815
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	680 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	301,931 166.35 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	273,800
Lot Value	40,073
Indicated Value	313,873 172.93 Per SqFt
Agland Value	
Site Improvements	
Total Value	313,873 172.93 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.39	Total Misc Impr	+ 5,804
Roofing Adj	+ 5.34	Garage Cost	+ 31,021
Subfloor Adj	+ -3.40	Total RCN	= 285,208
Heat/Cool Adj	+ 14.04	Depreciation (4%)	- 11,408
Plumbing Adj	+ 9.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 273,800
Adj Base Cost	= 136.85	Lot Value	+ 40,073
Total Area	x 1,815	Indicated Value	= 313,873
Adjusted Cost	= 248,383	Value Per SqFt	172.93

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150321	21x8		168	28.06		4,714
PRCH	Slab Porch - Covered	150322	5x5		25	28.57		714
PATO	Slab Porch - Open	150323	6x5		30	12.54		376

