



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data   |                              |                          |                 |                    | Primary Image                      |                      |                      |                    |          |
|---|------------------------------|--------------------------|-----------------|--------------------|------------------------------------|----------------------|----------------------|--------------------|----------|
| <b>Account</b>  | 660103372                    |                          |                 |                    | <p>660103372_002.JPG 9/13/2025</p> |                      |                      |                    |          |
| <b>Parcel ID</b>  | 00000-0-0-0000860-004-0012   |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Cadastral ID</b>   | 24-20-14-03810               |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Property Type</b>  | REAL - Real Property         |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Property Class</b>                                       | URP                          | VI Area                  | 3               |                    |                                    |                      |                      |                    |          |
| <b>Tax Area</b>   | 1 - CATOOSA OT               |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Name ID</b>  | 334542                       |                          |                 |                    |                                    |                      |                      |                    |          |
| JOHNSON, JAMES MICHAEL & KATELYN                            |                              |                          |                 |                    |                                    |                      |                      |                    |          |
| 2994 N DOGWOOD DR<br>CLAREMORE OK 74015-0000                |                              |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Parcel Location</b>                                      |                              |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Situs</b>  | 02994 N DOGWOOD DR           |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Subdivision</b>  | VALE AT REDBUD PHASE 1 (THE) |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Lot/Block</b>  | 0012 / 0004                  | <b>Parcel Size</b>       | 1 - Lots        |                    |                                    |                      |                      |                    |          |
| <b>Sec/Twn/Rng</b>  | 24 / 20 / 14 / 5             |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Neighborhood</b>   | 1135 - R-V01-NW CATOOSA      |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>School District</b>                                      | S002 - CATOOSA SCHOOLS       |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Legal Description</b> Lat/Long: 36.19817921 -95.76439945 |                              |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Building Permits</b>                                     |                              |                          |                 |                    |                                    |                      |                      |                    |          |
| LOT 12 BLOCK 4 THE VALE AT REDBUD PHASE 1                   |                              |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Number</b>   | <b>Description</b>           | <b>Opened</b>            | <b>Closed</b>   | <b>Amount</b>      |                                    |                      |                      |                    |          |
| R20   | R22- NEW SFR PER MRTGE       | 08/2020                  | 01/2022         | 220,000            |                                    |                      |                      |                    |          |
| <b>Exemptions</b>   |                              |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Code</b>   | <b>Type</b>                  | <b>Active</b>            | <b>Maximum</b>  | <b>Exemption</b>   |                                    |                      |                      |                    |          |
| <b>Sale History</b>   |                              |                          |                 |                    |                                    |                      |                      |                    |          |
|   | <b>Bk/Pg</b>                 | <b>Grantor</b>           | <b>Date</b>     | <b>Price</b>       | <b>Code</b>                        |                      |                      |                    |          |
| /   |                              | LAMPTON HOMES LLC        | 05/12/2021      | 285,000            | YES                                |                      |                      |                    |          |
| /   |                              | THE VALE AT REDBUD LLC   | 08/19/2020      | 43,500             | 15                                 |                      |                      |                    |          |
| <b>Parcel Valuation</b>                                     |                              |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Source</b>   | <b>REAL</b>                  | <b>Fair Cash</b>         | <b>Capped</b>   | <b>Asmnt Level</b> | <b>Assessed</b>                    | <b>Levy Rate</b>     | 106.660              | <b>Current Tax</b> |          |
| <b>Remove Cap</b>   | 2022                         | <b>Land Value</b>        | 65,165          | 62,009             | 11%                                | 6,821                | <b>Assessed</b>      | 36,291             | 3,870.80 |
| <b>Year Frozen</b>  |                              | <b>Improvements</b>      | 312,697         | 267,913            |                                    | 29,470               | <b>Penalty</b>       | 0                  |          |
| <b>Uncapped Value</b>                                       | 0                            | <b>Mobile Home</b>       | 0               | 0                  |                                    | 0                    | <b>Exemption</b>     | 0                  | 0.00     |
| <b>TIF Project ID</b>                                       | 0                            | <b>Total Value</b>       | 377,862         | 329,922            |                                    | 36,291               | <b>Total Taxable</b> | 36,291             | 3,871.00 |
| <b>Assessment History</b>                                   |                              |                          |                 |                    |                                    |                      |                      |                    |          |
| <b>Tax Year</b>   | <b>Statement Number</b>      | <b>Billed Owner</b>      | <b>Tax Area</b> | <b>Total Value</b> | <b>Exemptions</b>                  | <b>Taxable Value</b> | <b>Billed Tax</b>    |                    |          |
| 2025  | 2025-660103372               | JOHNSON, JAMES MICHAEL & | 1               | 368,346            | 0                                  | 34,563               | 3,686.00             |                    |          |
| 2024  | 2024-660103372               | JOHNSON, JAMES MICHAEL & | 1               | 378,688            | 0                                  | 32,918               | 3,473.00             |                    |          |
| 2023  | 2023-660103372               | JOHNSON, JAMES MICHAEL & | 1               | 285,000            | 0                                  | 31,350               | 3,217.00             |                    |          |
| 2022  | 2022-660103372               | JOHNSON, JAMES MICHAEL & | 1               | 285,000            | 0                                  | 31,350               | 3,147.00             |                    |          |
| 2021  | 2021-660103372               | JOHNSON, JAMES MICHAEL & | 1               | 45,000             | 0                                  | 4,950                | 436.00               |                    |          |
| 2020  | 2020-660103372               | LAMPTON HOMES LLC        | 1               | 2,519              | 0                                  | 277                  | 25.00                |                    |          |



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| Lot Data        | Square-Foot - NBHD 1135 #1 | Primary Image     |
|-----------------|----------------------------|-------------------|
| Lot Size        | 0 0                        |                   |
| Lot Count       | 1                          |                   |
| Units Buildable |                            |                   |
| Non-Ag Acres    | 0.2498                     |                   |
| Topography      |                            |                   |
| Street Access   |                            |                   |
| Utilities       |                            |                   |
| Amenities       | 0                          |                   |
|                 | 0                          |                   |
| Method          | Square-Foot                |                   |
| Base Lot Value  | 10,879.00 x 5.99 = 65,165  | 660103372_002.JPG |
| Factor Value    |                            | 9/13/2025         |
| Adjustments     | 1.0000                     |                   |
| Lot Value       | 65,165                     |                   |

| Residential Data |   |
|------------------|---|
| Type             | 1 Single Family Residence               |
| Condition        | 3 - Average                             |
| Quality          | 3 - Average                             |
| Architecture     | TRAD TRADITIONAL                        |
| Style            | 100% 1 1/2 Story Finished               |
| Exterior Wall    | 100% Veneer, Masonry                    |
| Base/Total Area  | 1,941 / 2,433                           |
| Style            | 100% 1 1/2 Story Finished               |
| HVAC             | 100% Warmed & Cooled Air                |
| Roof Cover       | 1 Composition Shingle                   |
| Area on Slab     | 1,941                                   |
| Fixture/RghIn    | 14 /                                    |
| Bed/F/H Bath     | 3 / 2.0 / 1.0                           |
| Basement Area    |   |
| Garage Type      | 598 Attached Garage - Finished 2 Stalls |
| Remodel          |   |
| Year/Eff Age     | 2021 / 4                                |

| GRM Approach    |      |
|-----------------|------|
| GRM Code        |      |
| Gross Rent      | 0.00 |
| Indicated Value |      |

| Multiple Regression |                         |
|---------------------|-------------------------|
| MRA Code            | 1 Test                  |
| Adusted R           | 0.8445                  |
| Indicated Value     | 317,829 130.63 Per SqFt |

| Direct Comparables |                    |
|--------------------|--------------------|
| Selection Model    | A Adam Test        |
| Adjustment Model   | 1 2022 Residential |
| Comparables        | 8                  |
| Indicated Value    | 335,820 Per SqFt   |

| Cost Approach |           |                    |           | Manual : 01/2025 |  |  |  |
|---------------|-----------|--------------------|-----------|------------------|--|--|--|
| Base Cost     | 95.95     | Total Misc Impr    | + 14,209  |                  |  |  |  |
| Roofing Adj   | + 3.77    | Garage Cost        | + 22,915  |                  |  |  |  |
| Subfloor Adj  | + -1.77   | Total RCN          | = 325,726 |                  |  |  |  |
| Heat/Cool Adj | + 12.64   | Depreciation ( 4%) | - 13,029  |                  |  |  |  |
| Plumbing Adj  | + 8.03    | Lump Sums          | + 0       |                  |  |  |  |
| Basement Adj  | + 0.00    | RCNLD              | = 312,697 |                  |  |  |  |
| Adj Base Cost | = 118.62  | Lot Value          | + 65,165  |                  |  |  |  |
| Total Area    | x 2,433   | Indicated Value    | = 377,862 |                  |  |  |  |
| Adjusted Cost | = 288,602 | Value Per SqFt     | 155.31    |                  |  |  |  |

| Value Reconciliation |                                     |
|----------------------|-------------------------------------|
| Selected Approach    | Cost Approach                       |
| Improvements         | 312,697                             |
| Lot Value            | 65,165                              |
| Indicated Value      | 377,862 155.31 Per SqFt             |
| Agland Value         |                                     |
| Site Improvements    |                                     |
| Total Value          | 377,862 155.31 Total Value Per SqFt |

| Miscellaneous Improvements |                                 |           |       |      |       |           |      |       |
|----------------------------|---------------------------------|-----------|-------|------|-------|-----------|------|-------|
| Code                       | Description                     | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value |
| PRCH                       | Slab Porch - Covered            | 150392    | 18x15 |      | 270   | 26.08     |      | 7,042 |
| PRCH                       | Slab Porch - Covered            | 150393    | 58    |      | 58    | 26.75     |      | 1,552 |
| FPR1                       | Fireplace - Residential 1 Story |           |       | 1    | 1     | 5,615.40  |      | 5,615 |



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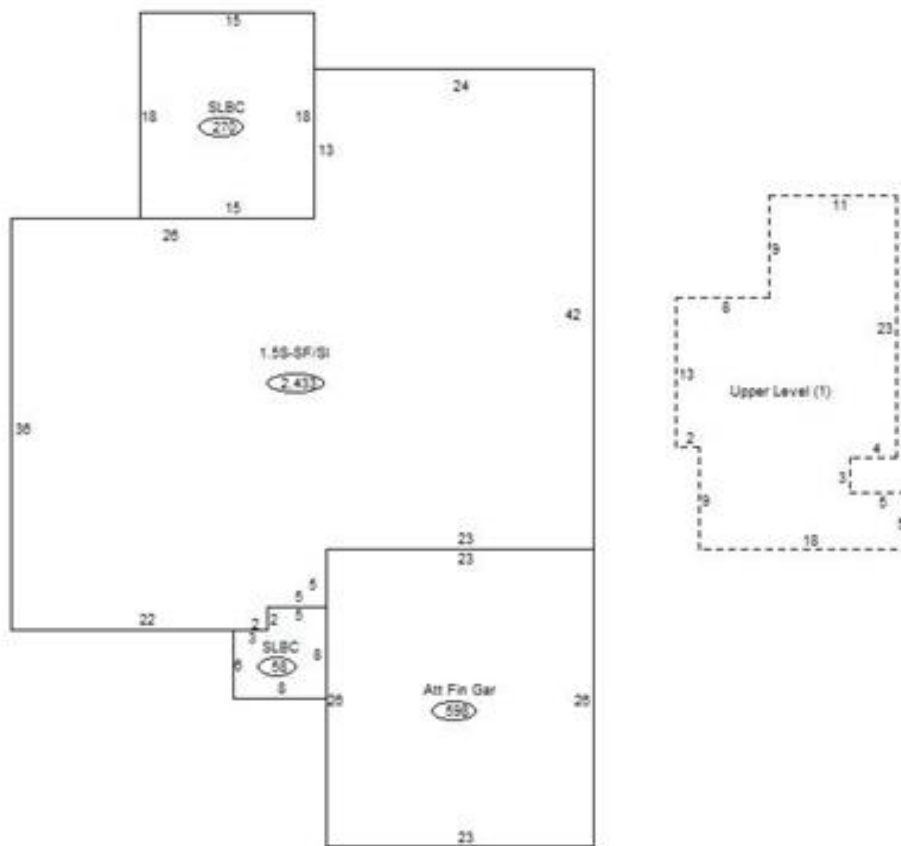
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Sketch Image

660103372



### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label   | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1                          | R    | 5    | Slab       | 13    | 1.5S-SF/SI      | 1,941     | 1.253      | 2,433      |
| 2                          | U    | ^UL  |            | 13    | Upper Level (1) | 492       | 1.000      | 492        |
| 3                          | G    | 5    |            | 13    | Att Fin Gar     | 598       | 1.000      | 598        |
| 4                          | M    | PRCH |            | 13    | SLBC            | 270       | 1.000      | 270        |
| 5                          | M    | PRCH |            | 13    | SLBC            | 58        | 1.000      | 58         |
| <b>Total Building Area</b> |      |      |            |       |                 | 1,941     |            | 2,433      |