



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:22:37
 Page 1

Assessment Data					Primary Image																																																											
Account 660105004 Parcel ID 23N14E-12-2-00000-001-0000 Cadastral ID 12-23-14-00550 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 333525 JOHNSON, CODY H & JERRAH D 8245 S 4060 RD TALALA OK 74080-0000 Parcel Location Situs 08245 S 4060 RD Subdivision Lot/Block / Parcel Size 4.69 - Acres Sec/Twn/Rng 12 / 23 / 14 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS																																																																
Legal Description Lat/Long: 36.49201492 -95.77481667 TR DESC AS COMM NE/C SW NW; W 810.25'; S 220'; E 1111.25'; NWLY 372.83' TO POB.																																																																
Exemptions <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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>R24 314</td> <td>NEW DTCH ACC BLDG 39X78</td> <td>09/2024</td> <td>02/2025</td> <td>51,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 314	NEW DTCH ACC BLDG 39X78	09/2024	02/2025	51,000																																			
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Date 04/18/2026
 Time 10:22:37
 Page 2

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,016 / 2,016
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,016
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2020 / 5

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	100.04	Total Misc Impr	+ 37,556				
Roofing Adj	+ 4.37	Garage Cost	+ 0				
Subfloor Adj	+ -2.08	Total RCN	= 284,859				
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 14,243				
Plumbing Adj	+ 7.70	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 270,616				
Adj Base Cost	= 122.67	Lot Value	+ 0				
Total Area	x 2,016	Indicated Value	= 270,616				
Adjusted Cost	= 247,303	Value Per SqFt	134.23				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	270,616		
Lot Value			
Indicated Value	270,616	134.23	Per SqFt
Agland Value	338		
Site Improvements	83,794		
Total Value	354,748	175.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146284	32x20		640	25.14		16,090
PRCH	SLAB PORCH - COVERED	146285	42x15		630	25.16		15,851
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	5,615.40		5,615



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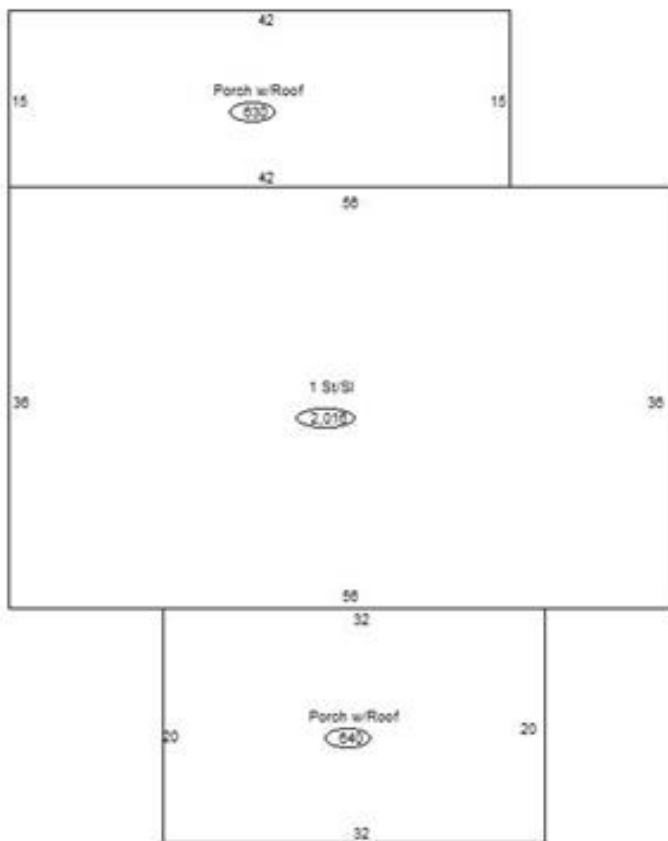
Date 04/18/2026

Time 10:22:37

Page 3

Sketch Image

660105004



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,016	1.000	2,016
2	M	PRCH		13	SLBC	640	1.000	640
3	M	PRCH		13	SLBC	630	1.000	630
Total Building Area						2,016		2,016



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Page 4

660105004

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x80x16	Concrete	Formed Metal	3,200
	Qual 3	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)		RCNLD
Base Cost (26.45 x 3,200)		84,640	84,640	846		83,794



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Time 10:22:37
Page 5

Agland Inventory

660105004

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			4.690	72	72	338	338
NTV PST Totals						4.690			338	338
Total Agland						4.690			338	338