



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:25:03
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Assessment Data				Primary Image						
Account	660105333									
Parcel ID	22N14E-12-3-00000-002-0000									
Cadastral ID	12-22-14-00415									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE									
Name ID	324120									
STEPHENS, JOHNNY R & SARAH-ANN D										
3221 E 430 RD OOLOGAH OK 74053-0000										
Parcel Location										
Situs	14745 S 4060 RD									
Subdivision										
Lot/Block	/	Parcel Size	28.9 - Acres							
Sec/Twn/Rng	12 / 22 / 14 / 3									
Neighborhood	4010 - 22-14									
School District	S004 - OOLOGAH SCHOOLS									
Legal Description Lat/Long: 36.39714343 -95.77477655				Building Permits						
TR DESC 2021-09560 AS COMM SW/C W2 SW; N88.4123E 660' TO POB; N88.4123E 198.85'; N01.2852W 946.88'; N01.2834W 898.84'; S88 3658W 529.66'; S01.3014E 330'; S88.3858W 330'; S01.3014E 1185.12'; N88.4123E 660'; S01.3014E 330' TO POB.				Number	Description	Opened	Closed	Amount		
				R21	R23- SPLIT	08/2021	04/2023			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	STEPHENS, JOHNNY R &	04/23/2021	0	4	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax		
Remove Cap		Land Value	3,772	3,772	11%	415	Assessed	68,776	7,440.29	
Year Frozen		Improvements	629,322	621,464		68,361	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	633,094	625,236		68,776	Total Taxable	68,776	7,440.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660105333	STEPHENS, JOHNNY R &	10	607,026	0	66,773	7,224.00			
2024	2024-660105333	STEPHENS, JOHNNY R &	10	608,048	0	66,885	7,005.00			
2023	2023-660105333	STEPHENS, JOHNNY R &	10	3,772	0	415	43.00			
2022	2022-660105333	STEPHENS, JOHNNY R &	10	3,772	0	415	43.00			
2021	2021-660105333	STEPHENS, JOHNNY R &	10	3,772	0	415	44.00			



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Frame, Siding, Metal 40% Veneer, Stone
Base/Total Area	3,000 / 3,000
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,000
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	4,000 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	95.55	Total Misc Impr	+ 79,817	Roofing Adj	+ 5.47	Garage Cost	+ 186,560
Subfloor Adj	+ -3.05	Total RCN	= 624,547	Heat/Cool Adj	+ 14.47	Depreciation (2%)	- 12,491
Plumbing Adj	+ 6.95	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 612,056
Adj Base Cost	= 119.39	Lot Value	+ 612,056	Total Area	x 3,000	Indicated Value	= 612,056
Adjusted Cost	= 358,170	Value Per SqFt	204.02	Adjusted Cost	= 358,170	Value Per SqFt	204.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	612,056		
Lot Value		612,056	204.02 Per SqFt
Indicated Value		612,056	
Agland Value	3,772		
Site Improvements	17,266		
Total Value	633,094	211.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156686	80x10		800	27.09		21,672
PRCH	Slab Porch - Covered	156687	1900		1,900	25.39		48,241
FPR1	Fireplace - Residential 1 Story			2023	1	6,429.63		6,430
ODFP	Outdoor Fireplace/Firepit			2023	1	3,473.83		3,474
SHLT	STORM SHELTER(AG)			2023	1	0.00		



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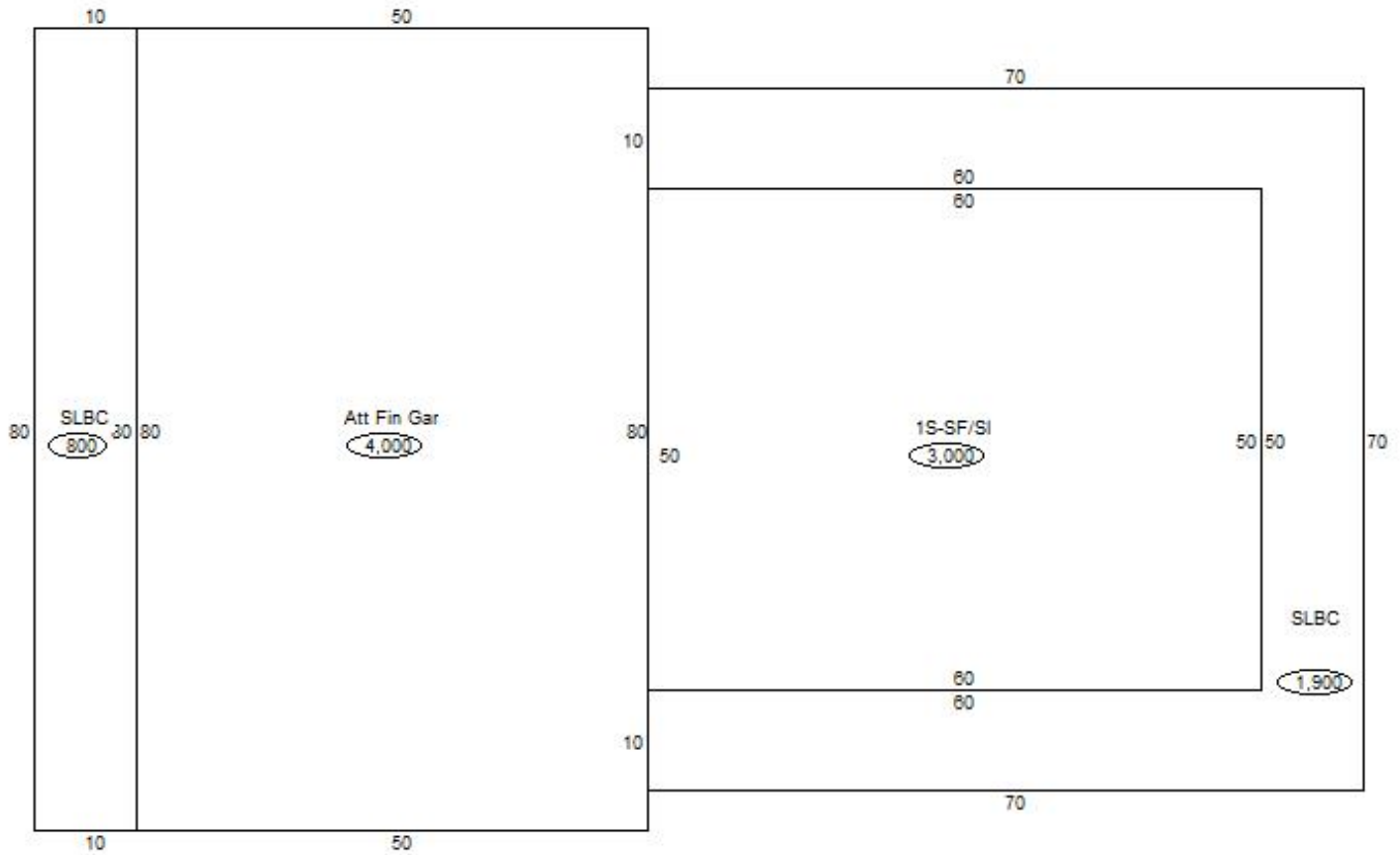
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,000	1.000	3,000
2	G	5		20	Att Fin Gar	4,000	1.000	4,000
3	M	PRCH		20	SLBC	800	1.000	800
4	M	PRCH		20	SLBC	1,900	1.000	1,900
Total Building Area						3,000		3,000



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	30x40x14	Concrete	Formed Metal	1,200
	Qual 4	Cond 3	Year 2024	Eff Age 2		
		Valuation Summary	Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
		Base Cost (16.35 x 1,200)	19,620	19,620	2,354	17,266



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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
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			9.000	72	72	648	648
CO	COLLINSVILLE STONY LOAM	NTV PST	22			3.900	53	53	206	206
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			16.000	182	182	2,918	2,918
NTV PST Totals						28.900			3,772	3,772
Total Agland						28.900			3,772	3,772