



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:25:22
Page 1

Assessment Data					Primary Image				
Account	660109334				No Image On File				
Parcel ID	20N15E-19-1-00000-002-0000								
Cadastral ID	19-20-15-05110								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	345089								
JOHNSON, ROMAN GREGORY & JULIANNE A									
868 N FRISCO ST CATOOSA OK 74015-2328									
Parcel Location									
Situs	00868 N FRISCO ST								
Subdivision									
Lot/Block	/	Parcel Size	2.28 - Acres						
Sec/Twn/Rng	19 / 20 / 15 / 1								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.20242231 -95.74546341									
TR DESC 2024-009579 AS COMM NE/C SEC; S01.1609E 1353.01' TO POB; S 300.75' TO SE/C OF NE NE SE SE; S88.3538W 330.34'; N01 1537W 300.65'; N88.3435E 330.29' TO POB.					Building Permits				
					Number	Description	Opened	Closed	Amount
	S24	S25 SPLIT	08/2024						
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	CARTER, BRENDA JOYCE	07/19/2024	400,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2025	Land Value	131,775	131,775	11%	Assessed	45,195	4,820.50	
Year Frozen		Improvements	279,092	279,092		Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-106.00	
TIF Project ID	0	Total Value	410,867	410,867	45,195	Total Taxable	44,195	4,714.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660109334	JOHNSON, ROMAN GREGORY & JULIANNE A	1	400,000	0	44,000	4,693.00		
2024	2024-660109334	JOHNSON, ROMAN GREGORY & JULIANNE A	1	320,521	0	26,640	2,810.00		



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Date 04/18/2026
Time 11:25:22
Page 2

Lot Data		Square-Foot - NBHD 2015 #1	Primary Image
Lot Size	0	0	
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	1	
	FLOOD ZONE	0	
Method	Square-Foot		
Base Lot Value	99,316.00 x .46 = 45,520		
Factor Value	11,380		
Adjustments	2.3159		
Lot Value	131,775		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,340 / 2,340
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,340
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	529 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1985 / 25



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	310,734	132.79	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	109.61	Total Misc Impr	+ 16,737
Roofing Adj	+ 5.21	Garage Cost	+ 26,069
Subfloor Adj	+ -3.40	Total RCN	= 359,736
Heat/Cool Adj	+ 14.47	Depreciation (31%)	- 111,518
Plumbing Adj	+ 9.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 248,218
Adj Base Cost	= 135.44	Lot Value	+ 131,775
Total Area	x 2,340	Indicated Value	= 379,993
Adjusted Cost	= 316,930	Value Per SqFt	162.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	248,218		
Lot Value	131,775		
Indicated Value	379,993	162.39	Per SqFt
Agland Value			
Site Improvements	30,874		
Total Value	410,867	175.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42088	186		186	28.86		5,368
PRCH	SLAB PORCH - COVERED	42089	404		404	28.14		11,369



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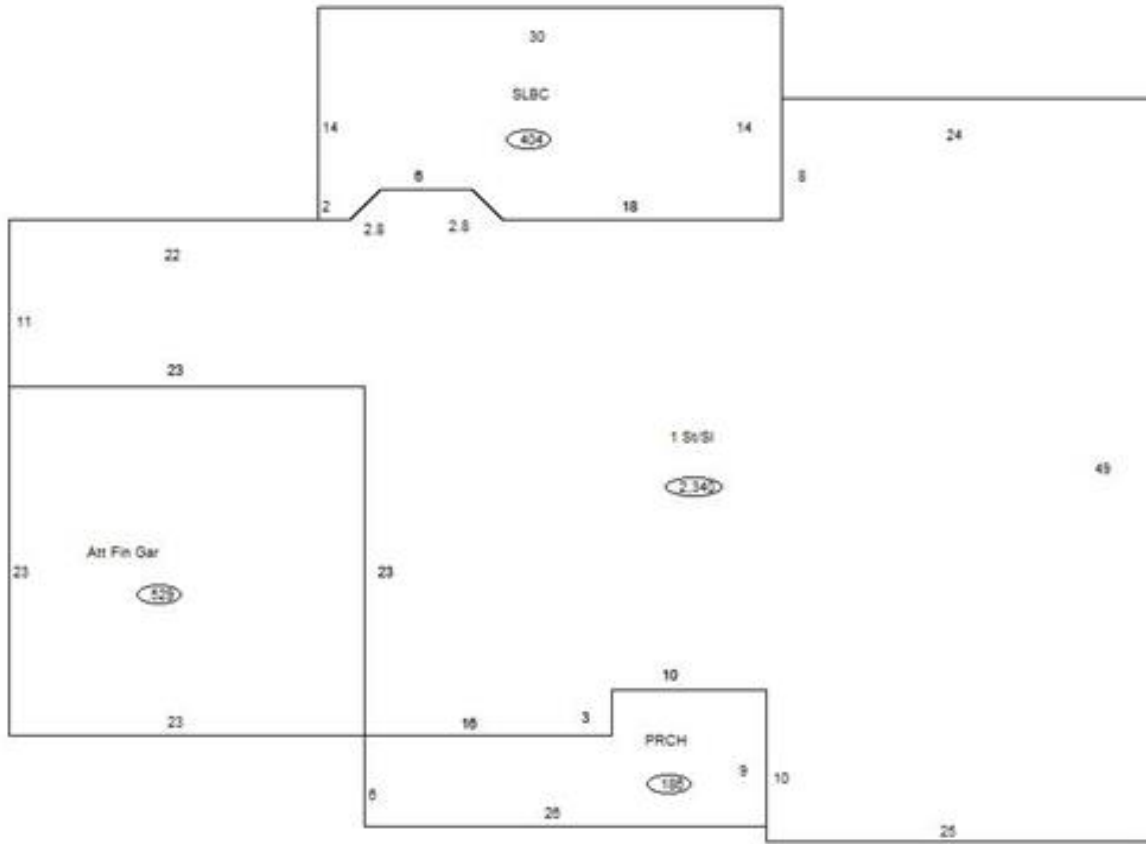
Date 04/18/2026

Time 11:25:22

Page 3

Sketch Image

660109334



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,340	1.000	2,340
2	G	5		10	Att Fin Gar	529	1.000	529
3	M	PRCH		10	PRCH	186	1.000	186
4	M	PRCH		10	SLBC	404	1.000	404
Total Building Area						2,340		2,340



Rogers

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Date 04/18/2026
 Time 11:25:22
 Page 4

660109334

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
CPDT	Carport - Detached		24x24x8	Dirt	Formed Metal	576
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (5.58 x 576)		3,214		3,214 1,671		1,543
UTIL	Utility Building		30x50x10	Concrete	Formed Metal	1,500
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (29.21 x 1,500)		43,815		43,815 16,212		27,603
LNT0	Lean To - Attached		15x30x8	Dirt	Formed Metal	450
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (9.60 x 450)		4,320		4,320 2,592		1,728