



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:22:23  
Page 1

Assessment Data					Primary Image				
Account	660000871								
Parcel ID	000000-00-0-00807-005-0005								
Cadastral ID	01-22-15-03610								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	11 - SEQUOYAH/NW FIRE								
Name ID	276396								
DIRICKSON, JERRY DEAN									
13187 WALNUT RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	13187 S WALNUT RD								
Subdivision	TACORA HILLS								
Lot/Block	0005 / 0005	Parcel Size 1 - Lots							
Sec/Twn/Rng	1 / 22 / 15 / 5								
Neighborhood	1085 - R-V04-NW SEQUOYAH								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.41768850 -95.65469598									
Building Permits									
LOT 5 BLOCK 5 TACORA HILLS									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2718/883	DIRICKSON, JERRY DEAN &	06/21/2018	0	4
					1277/770	SERATTE, FLOYD G III	03/23/2001	78,000	YES
					997/675	WATSON, BILLY D	08/02/1995	54,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap	2002	Land Value	30,048	17,457	11%	1,920	Assessed	11,720	1,199.33
Year Frozen	0	Improvements	93,058	89,094		9,800	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	123,106	106,551		11,720	Total Taxable	10,720	1,111.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000871	DIRICKSON, JERRY DEAN			11	121,481	1000	10,379	1,076.00
2024	2024-660000871	DIRICKSON, JERRY DEAN			11	127,763	1000	10,048	1,046.00
2023	2023-660000871	DIRICKSON, JERRY DEAN			11	97,510	1000	9,726	1,033.00
2022	2022-660000871	DIRICKSON, JERRY DEAN			11	94,856	1000	9,434	1,009.00
2021	2021-660000871	DIRICKSON, JERRY DEAN			11	99,159	1000	9,907	1,022.00
2020	2020-660000871	DIRICKSON, JERRY DEAN			11	99,745	1000	9,764	1,040.00
2019	2019-660000871	DIRICKSON, JERRY DEAN			11	95,003	1000	9,450	993.00
2018	2018-660000871	DIRICKSON, JERRY DEAN			11	98,845	1000	9,873	1,049.00
2017	2017-660000871	DIRICKSON, JERRY DEAN &			11	98,022	1000	9,782	1,014.00
2016	2016-660000871	DIRICKSON, JERRY DEAN &			11	95,547	1000	9,510	993.00
2015	2015-660000871	DIRICKSON, JERRY DEAN &			11	94,213	1000	9,307	980.00
2014	2014-660000871	DIRICKSON, JERRY DEAN &			11	96,923	1000	9,006	949.00
2013	2013-660000871	DIRICKSON, JERRY DEAN &			11	91,592	1000	8,715	903.00



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Date 04/17/2026  
 Time 02:22:23  
 Page 2

Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.219		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	9,539.00 x 3.15 = 30,048		
Factor Value			
Adjustments	1.0000		
Lot Value	30,048		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,120
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	312 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	127,205	113.58	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	102.75	Total Misc Impr	+	4,838	
Roofing Adj	+ 4.57	Garage Cost	+	9,828	
Subfloor Adj	+ -1.20	Total RCN	=	160,445	
Heat/Cool Adj	+ 11.47	Depreciation ( 42%)	-	67,387	
Plumbing Adj	+ 12.57	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	93,058	
Adj Base Cost	= 130.16	Lot Value	+	30,048	
Total Area	x 1,120	Indicated Value	=	123,106	
Adjusted Cost	= 145,779	Value Per SqFt		109.92	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,058		
Lot Value	30,048		
Indicated Value	123,106	109.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	123,106	109.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2521	40x4		160	23.72		3,795
PATO	SLAB PORCH - OPEN	2522	12x8		96	10.86		1,043



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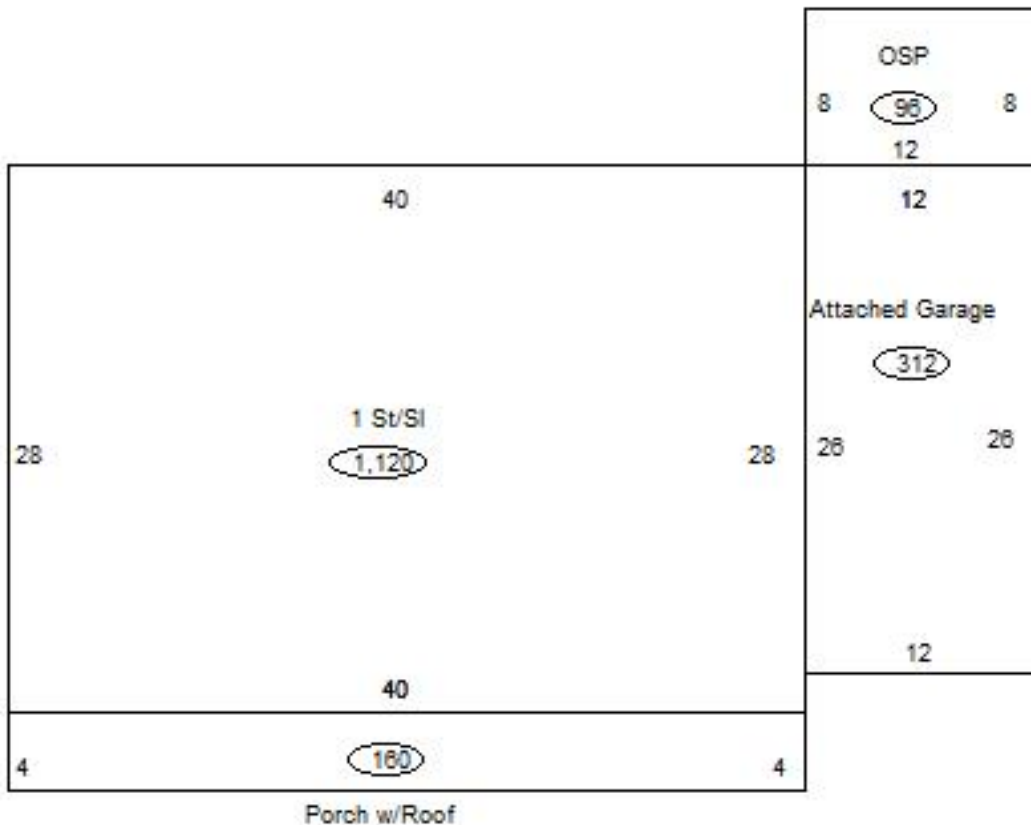
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Time 02:22:23  
Page 3

Sketch Image

660000871



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,120	1.000	1,120
2	G	1		13	Attached Garage	312	1.000	312
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PATO		13	Open Slab	96	1.000	96
<b>Total Building Area</b>						1,120		1,120