



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660005802								
Parcel ID	000000-00-0-00606-005-0004								
Cadastral ID	06-22-16-02800								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 1							
Tax Area	11 - SEQUOYAH/NW FIRE								
Name ID	347569								
DITSCH, JOSEPH D & TREVER T DITSCH									
13251 S CEDAR ST CLAREMORE OK 74017-0000									
Parcel Location									
Situs	13251 S CEDAR ST								
Subdivision	PONDEROSA								
Lot/Block	0004 / 0005	Parcel Size 2 - Lots							
Sec/Twn/Rng	6 / 22 / 16 / 5								
Neighborhood	1085 - R-V04-NW SEQUOYAH								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.41717405 -95.65065277									
Building Permits									
LOTS 3 & 4 BLOCK 5 PONDEROSA									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
HV	Veteran	No	99,999		/	MAYDEN, ROGER D &	07/08/2025	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap	0	Land Value	35,875	19,447	11%	2,139	Assessed	17,269	1,767.16
Year Frozen	2007	Improvements	235,868	137,545		15,130	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	271,743	156,992		17,269	Total Taxable	17,269	1,767.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660005802	DITSCH, JOSEPH D &			11	264,105	0	16,447	1,683.00
2024	2024-660005802	MAYDEN, ROGER D &			11	286,532	0	15,663	1,608.00
2023	2023-660005802	MAYDEN, ROGER D &			11	244,805	0	14,918	1,563.00
2022	2022-660005802	MAYDEN, ROGER D &			11	248,391	0	14,207	1,498.00
2021	2021-660005802	MAYDEN, ROGER D &			11	245,592	0	13,531	1,377.00
2020	2020-660005802	MAYDEN, ROGER D &			11	246,992	0	12,887	1,354.00
2019	2019-660005802	MAYDEN, ROGER D &			11	234,929	12273		173.00
2018	2018-660005802	MAYDEN, ROGER D &			11	242,109	12274		174.00
2017	2017-660005802	MAYDEN, ROGER D &			11	240,060	12274		161.00
2016	2016-660005802	MAYDEN, ROGER D &			11	233,607	12273		173.00
2015	2015-660005802	MAYDEN, ROGER D &			11	227,154	12273		158.00
2014	2014-660005802	MAYDEN, ROGER D &			11	224,962	12274		144.00
2013	2013-660005802	MAYDEN, ROGER D &			11	211,874	12273		141.00



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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 9020 <b>Non-Ag Acres</b> 0.2614 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 11,389.00 x 3.15 = 35,875 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 35,875		 <p>\\tsclient\C\Documents and Settings\RLN.ROGERSCOUNTY\My D 1/13/2014</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Vinyl
<b>Base/Total Area</b>	2,984 / 3,416
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	810 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1974 / 39

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	345,067	101.01	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	1
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	88.34	<b>Total Misc Impr</b>	+	35,160	
<b>Roofing Adj</b>	+ 3.82	<b>Garage Cost</b>	+	24,130	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	436,792	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 46%)</b>	-	200,924	
<b>Plumbing Adj</b>	+ 5.71	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	235,868	
<b>Adj Base Cost</b>	= 110.51	<b>Lot Value</b>	+	35,875	
<b>Total Area</b>	x 3,416	<b>Indicated Value</b>	=	271,743	
<b>Adjusted Cost</b>	= 377,502	<b>Value Per SqFt</b>		79.55	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	235,868		
<b>Lot Value</b>	35,875		
<b>Indicated Value</b>	271,743	79.55	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	271,743	79.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PATO	SLAB PORCH - OPEN	13726		440	440	8.60		3,784
PRCH	SLAB PORCH - COVERED	13727	10x5		50	26.77		1,339
EPSW	ENCLOSED PORCH - SOLID WALL	13729	20x18		360	67.84		24,422



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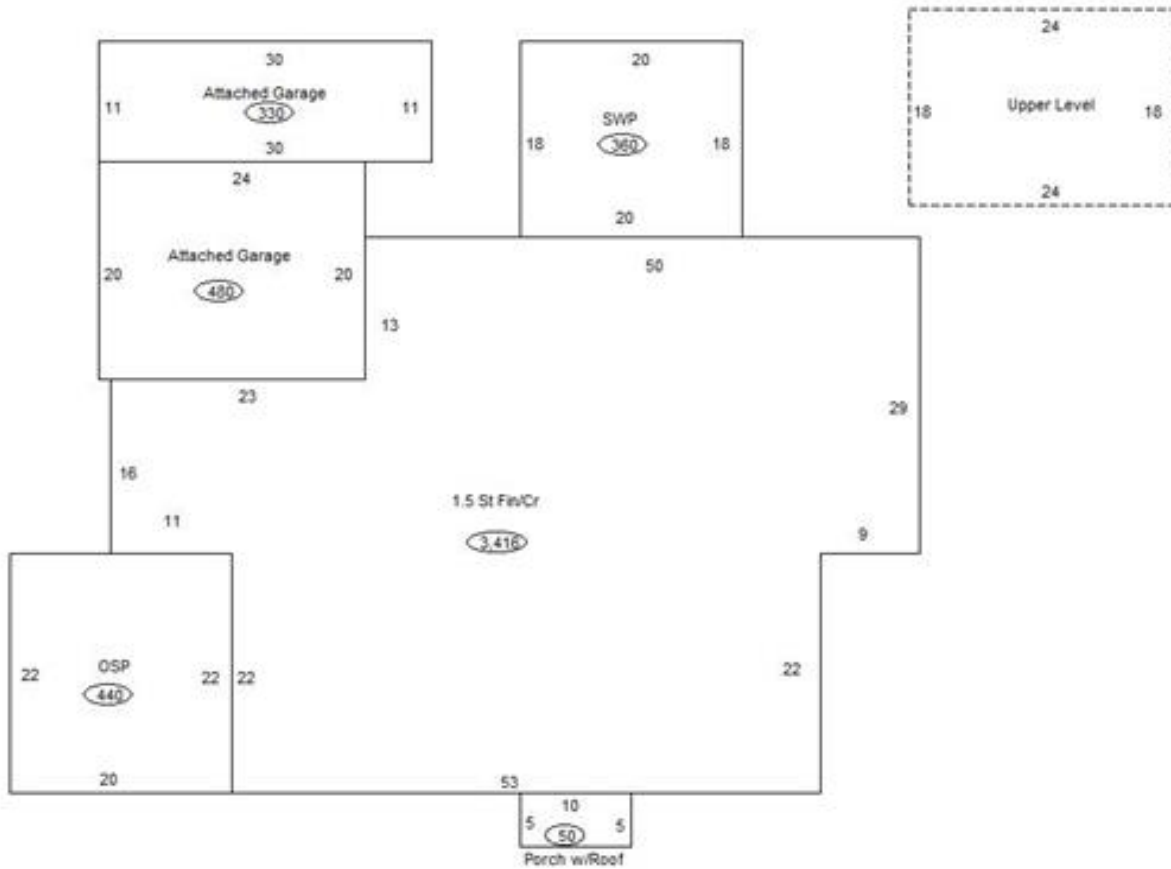
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	2,984	1.145	3,416
2	G	1		13	Attached Garage	480	1.000	480
3	G	1		13	Attached Garage	330	1.000	330
4	M	PATO		13	Open Slab	440	1.000	440
5	M	PRCH		13	SLBC	50	1.000	50
6	U	^UL	Overhang	13	Upper Level	432	1.000	432
7	M	EPSW		13	EPSW	360	1.000	360
<b>Total Building Area</b>						<b>2,984</b>		<b>3,416</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )				