



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	660006189								
Parcel ID	000000-00-0-10470-001-0018								
Cadastral ID	07-21-16-05240								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	324976								
P4 INVESTMENTS LLC									
18325 S 4190 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00611 S MAYWOOD DR								
Subdivision	WESTWOOD ESTATES I								
Lot/Block	0018 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	7 / 21 / 16 / 5								
Neighborhood	1180 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.30918800 -95.63923668									
Building Permits									
LOT 18 BLOCK 1 WESTWOOD ESTATES I									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					/	DITTRICH, EMIL E TRUSTEE	02/19/2021	80,000	YES
					817/830			0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2022	Land Value	47,608	19,765	11%	2,174	Assessed	10,187	941.58
Year Frozen	0	Improvements	99,783	72,845		8,013	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	147,391	92,610		10,187	Total Taxable	10,187	942.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660006189	P4 INVESTMENTS LLC			17	144,103	0	9,702	897.00
2024	2024-660006189	P4 INVESTMENTS LLC			17	145,917	0	9,240	854.00
2023	2023-660006189	P4 INVESTMENTS LLC			17	80,000	0	8,800	806.00
2022	2022-660006189	P4 INVESTMENTS LLC			17	80,000	0	8,800	815.00
2021	2021-660006189	P4 INVESTMENTS LLC			17	98,195	0	10,801	954.00
2020	2020-660006189	DITTRICH, EMIL E TRUSTEE			17	99,223	0	10,915	999.00
2019	2019-660006189	DITTRICH, EMIL E TRUSTEE			17	96,745	0	10,642	986.00
2018	2018-660006189	DITTRICH, EMIL E TRUSTEE			17	102,201	0	11,242	1,039.00
2017	2017-660006189	DITTRICH, EMIL E TRUSTEE			17	101,400	0	11,154	1,024.00
2016	2016-660006189	DITTRICH, EMIL E TRUSTEE			17	98,991	0	10,889	1,022.00
2015	2015-660006189	DITTRICH, EMIL E TRUSTEE			17	98,332	0	10,817	976.00
2014	2014-660006189	DITTRICH, EMIL E TRUSTEE			17	101,321	0	11,145	1,033.00
2013	2013-660006189	DITTRICH, EMIL E TRUSTEE			17	96,981	0	10,652	975.00



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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.2394	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	10,429.00 x 4.15 = 43,280	
Factor Value		
Adjustments	1.1000	
Lot Value	47,608	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,219 / 1,219
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,219
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	498 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1974 / 39

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-9\IMG_0020. 5/9/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	140,764	115.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	154,890		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.22	Total Misc Impr	+	12,178			
Roofing Adj	+ 4.74	Garage Cost	+	13,680			
Subfloor Adj	+ -1.21	Total RCN	=	191,374			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	91,860			
Plumbing Adj	+ 8.56	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	99,514			
Adj Base Cost	= 135.78	Lot Value	+	47,608			
Total Area	x 1,219	Indicated Value	=	147,122			
Adjusted Cost	= 165,516	Value Per SqFt		120.69			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,514		
Lot Value	47,608		
Indicated Value	147,122	120.69	Per SqFt
Agland Value			
Site Improvements	269		
Total Value	147,391	120.91	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	14872	15x10		150	23.76		3,564
PRCH	SLAB PORCH - COVERED	14873	148		148	23.77		3,518



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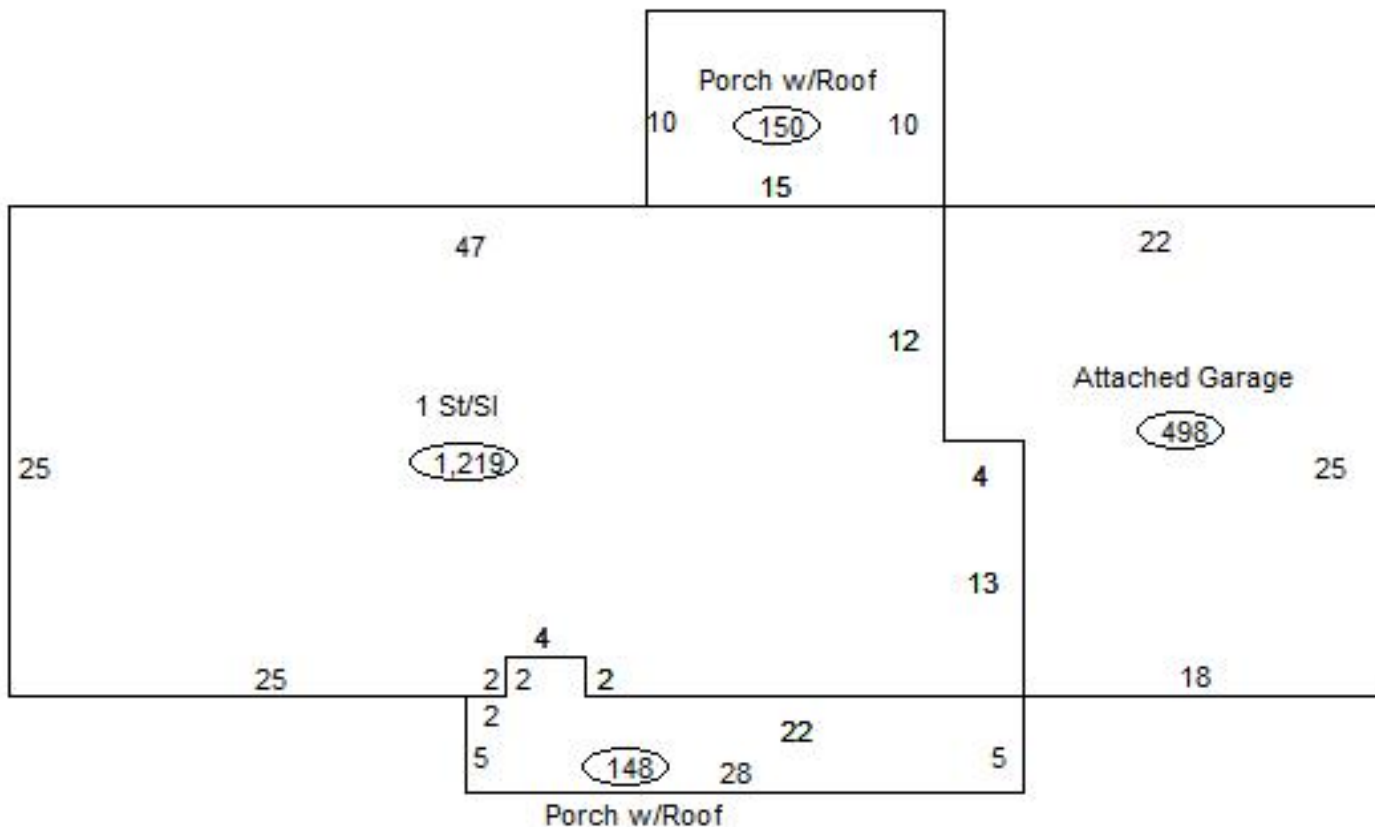
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,219	1.000	1,219
2	G	1		13	Attached Garage	498	1.000	498
3	M	PRCH		13	SLBC	150	1.000	150
4	M	PRCH		13	SLBC	148	1.000	148
Total Building Area						1,219		1,219



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x8x0			96
	Qual	2	Cond	Year	2019	Eff Age
Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (4.68 x 96)		449		449	180	269