




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660014399 <b>Parcel ID</b> 000000-00-0-00741-002-0001 <b>Cadastral ID</b> 15-21-14-03010 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 136454 DIETRICH, JIMMY A & ALVIA J TRUSTEES  14955 E 98TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 14955 E 98TH ST N <b>Subdivision</b> SHERRI-LAVERNE ESTS <b>Lot/Block</b> 0001 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 15 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\090822(107)\IMG_0023.JPG 9/8/2022</p>														
<b>Legal Description</b> Lat/Long: 36.29635608 -95.80557975																			
LOT 1 BLOCK 2 SHERRI-LAVERNE EST.					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000															
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	63,725	39,092	11%	4,300	<b>Assessed</b>	20,841	2,041.58										
Year Frozen	0	<b>Improvements</b>	155,481	150,372		16,541	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00										
TIF Project ID	0	<b>Total Value</b>	219,206	189,464		20,841	<b>Total Taxable</b>	19,841	1,944.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660014399	DIETRICH, JIMMY A &			3	214,259	1000	19,234	1,884.00										
2024	2024-660014399	DIETRICH, JIMMY A &			3	245,429	1000	18,645	1,791.00										
2023	2023-660014399	DIETRICH, JIMMY A &			3	216,810	1000	18,073	1,694.00										
2022	2022-660014399	DIETRICH, JIMMY A &			3	189,505	1000	17,517	1,716.00										
2021	2021-660014399	DIETRICH, JIMMY A &			3	195,742	1000	16,978	1,642.00										
2020	2020-660014399	DIETRICH, JIMMY A &			3	196,867	1000	16,454	1,589.00										
2019	2019-660014399	DIETRICH, JIMMY A &			3	187,815	1000	15,946	1,541.00										
2018	2018-660014399	DIETRICH, JIMMY A &			3	193,790	1000	15,453	1,438.00										
2017	2017-660014399	DIETRICH, JIMMY A &			3	192,108	1000	14,973	1,408.00										
2016	2016-660014399	DIETRICH, JIMMY A &			3	187,628	1000	14,508	1,366.00										
2015	2015-660014399	DIETRICH, JIMMY A &			3	182,159	1000	14,056	1,333.00										
2014	2014-660014399	DIETRICH, JIMMY A &			3	185,441	1000	13,617	1,303.00										
2013	2013-660014399	DIETRICH, JIMMY A &			3	176,006	1000	13,193	1,236.00										



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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2715	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	55,389.00 x 1.15 = 63,725	
Factor Value		
Adjustments	1.0000	
Lot Value	63,725	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,184 / 2,184
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,184
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	864 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	236,354	108.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	270,110 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.66	Total Misc Impr	+ 11,543				
Roofing Adj	+ 4.17	Garage Cost	+ 22,170				
Subfloor Adj	+ -1.09	Total RCN	= 291,403				
Heat/Cool Adj	+ 11.47	Depreciation ( 48%)	- 139,873				
Plumbing Adj	+ 4.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 151,530				
Adj Base Cost	= 117.99	Lot Value	+ 63,725				
Total Area	x 2,184	Indicated Value	= 215,255				
Adjusted Cost	= 257,690	Value Per SqFt	98.56				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,530		
Lot Value	63,725		
Indicated Value	215,255	98.56	Per SqFt
Agland Value			
Site Improvements	3,951		
Total Value	219,206	100.37	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	34591	30x6		180	23.64		4,255
PATO	SLAB PORCH - OPEN	34592	231		231	9.49		2,192





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			416
	Qual 2	Cond 3	Year 1993	Eff Age	25	
	<b>Valuation Summary</b> Base Cost (16.00 x 416) 6,656		<b>Modifier Total</b>	<b>RCN</b> 6,656	<b>Depr (53% Phys/ % Func)</b> 3,528	<b>RCNLD</b> 3,128
	LT	LEAN-TO	0x0x0			300
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (2.92 x 300) 876		<b>Modifier Total</b>	<b>RCN</b> 876	<b>Depr (6% Phys/ % Func)</b> 53	<b>RCNLD</b> 823