



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 01:01:22  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030674 <b>Parcel ID</b> 000000-00-0-00819-005-0008 <b>Cadastral ID</b> 35-21-16-02660 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 328875 DIETRICH, BILLY  24156 S 4180 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24156 S 4180 RD <b>Subdivision</b> TIAWAH TOWN <b>Lot/Block</b> 0008 / 0005 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> 35 / 21 / 16 / 5 <b>Neighborhood</b> 1220 - R-V04-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (112)\IMG_0005.JPG 11/17/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.26136786 -95.56132694																																																																																																																									
LOTS 6 THRU 8 BLOCK 5 TIAWAH TOWN					<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																																																																																																											
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Lot Data	Square-Foot - NBHD 1220 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2315 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 10,085.00 x .30 = 3,026 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 3,026		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (112)\IMG_0005.JPG 11/17/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	1.5 - Low
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,130 / 1,130
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Wall Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1960 / 50



\\tsclient\T\TOMMY DUNLAP\New folder (112)\IMG\_0005.JPG 11/17/2022

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>	52,334	46.31	Per SqFt

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

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	46,385		
<b>Lot Value</b>	3,026		
<b>Indicated Value</b>	49,411	43.73	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,291		
<b>Total Value</b>	50,702	44.87	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	87.93	<b>Total Misc Impr</b>	+	655			
<b>Roofing Adj</b>	+ 4.10	<b>Garage Cost</b>	+				
<b>Subfloor Adj</b>	+ 2.52	<b>Total RCN</b>	=	113,135			
<b>Heat/Cool Adj</b>	+ 0.73	<b>Depreciation ( 59%)</b>	-	66,750			
<b>Plumbing Adj</b>	+ 4.26	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	46,385			
<b>Adj Base Cost</b>	= 99.54	<b>Lot Value</b>	+	3,026			
<b>Total Area</b>	x 1,130	<b>Indicated Value</b>	=	49,411			
<b>Adjusted Cost</b>	= 112,480	<b>Value Per SqFt</b>		43.73			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72778	8x4		32	20.46		655



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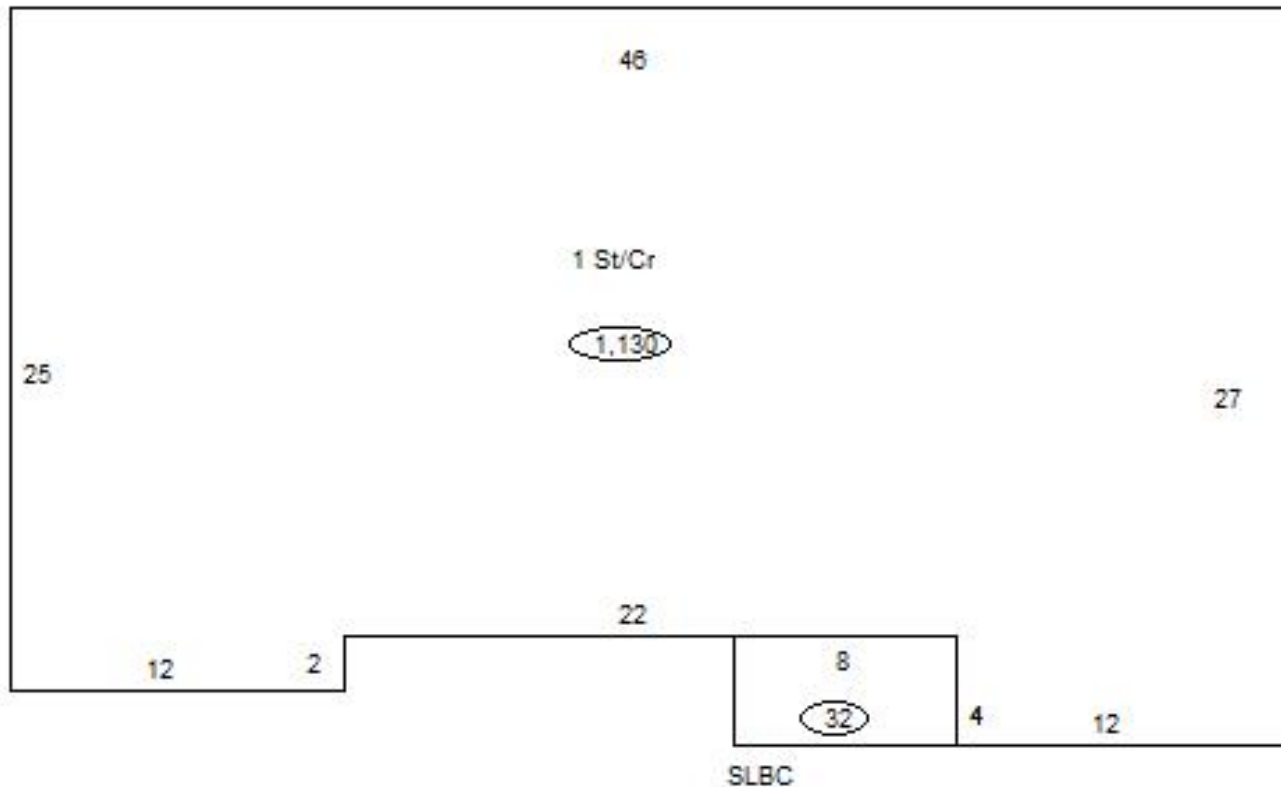
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### Sketch Image

660030674



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,130	1.000	1,130
2	M	PRCH		10	SLBC	32	1.000	32
<b>Total Building Area</b>						1,130		1,130



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	10x20x0			200	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (9.22 x 200)		1,844		1,844	553	1,291
	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 )						