



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:11:59  
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Assessment Data					Primary Image				
Account	660031795				No Image On File				
Parcel ID	000000-00-0-00504-001-0008								
Cadastral ID	36-21-16-03480								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	272127								
VIERHELLER, JAMES EDWARD									
REVOCABLE TRUST DATED 1-14-10									
5955 E 580 RD CATOOSA OK 74015-0000									
Parcel Location									
Situs									
Subdivision	MEADOWRIDGE ESTATES								
Lot/Block	0008 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	36 / 21 / 16 / 5								
Neighborhood	1071 - R-V01-SE JUSTUS								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description					Building Permits				
Lat/Long: 36.25446852 -95.54357478									
PT LOT 8 BLOCK 1 MEADOWRIDGE ESTATES DESC AS: BEG NW/C LOT 8'; S89-56-23E 600.61'; S00-04-14W 535.27'; N60-02-34W 243.41'; N00-03-37E 363.95'; N89-56-23W 389.50'; N00-03-37E 50' TO POB.					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2453/635	VIERHELLER, BARRY SHANN	02/06/2015	10,000	4
					1970/214	SWEETIN, LINDA JANE	07/30/2008	155,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap		Land Value 42,981	19,390	11%	2,133	Assessed	2,133	177.15	
Year Frozen	0	Improvements 0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 42,981	19,390		2,133	Total Taxable	2,133	177.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660031795	VIERHELLER, JAMES EDWARD	5	42,981	0	2,031	169.00		
2024	2024-660031795	VIERHELLER, JAMES EDWARD	5	57,152	0	1,935	161.00		
2023	2023-660031795	VIERHELLER, JAMES EDWARD	5	16,751	0	1,843	153.00		
2022	2022-660031795	VIERHELLER, JAMES EDWARD	5	16,751	0	1,843	153.00		
2021	2021-660031795	VIERHELLER, JAMES EDWARD	5	16,751	0	1,843	156.00		
2020	2020-660031795	VIERHELLER, JAMES EDWARD	5	16,751	0	1,843	156.00		
2019	2019-660031795	VIERHELLER, JAMES EDWARD	5	16,751	0	1,843	160.00		
2018	2018-660031795	VIERHELLER, JAMES EDWARD	5	16,751	0	1,843	160.00		
2017	2017-660031795	VIERHELLER, JAMES EDWARD	5	16,751	0	1,843	150.00		
2016	2016-660031795	VIERHELLER, JAMES EDWARD	5	16,751	0	1,843	157.00		
2015	2015-660031795	VIERHELLER, JAMES EDWARD	5	17,875	0	1,966	166.00		
2014	2014-660031795	VIERHELLER, BARRY SHANN	5	161,941	0	17,361	1,490.00		
2013	2013-660031795	VIERHELLER, BARRY SHANN	5	153,706	0	16,534	1,440.00		



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Lot Data		Square-Foot - NBHD 1071 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	119,651.00 x .36 = 42,981							
Factor Value								
Adjustments	1.0000							
Lot Value	42,981							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	42,981				
Total Area	x	Indicated Value	=	42,981				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>GRM Approach</b>								
GRM Code								
Gross Rent		0.00						
Indicated Value								
<b>Multiple Regression</b>								
MRA Code								
Adusted R								
Indicated Value								
<b>Direct Comparables</b>								
Selection Model		A Adam Test						
Adjustment Model		1 2022 Residential						
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach		Cost Approach						
<b>Improvements</b>								
Lot Value		42,981						
Indicated Value		42,981		0.00 Per SqFt				
Agland Value								
Site Improvements								
Total Value		42,981		0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value