



# 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> 660070107 <b>Parcel ID</b> 21N17E-31-3-00000-000-0000 <b>Cadastral ID</b> 31-21-17-00201 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 280922 VIERHELLER, JAMES EDWARD  TRUSTEE 5955 E 580 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 24613 S MEADOW CIRCLE RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 207.76 - Acres <b>Sec/Twn/Rng</b> 31 / 21 / 17 / 3 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.25345433 -95.52994764																																																																																																																									
<b>Building Permits</b>					D:\Convert\Photos\660\070\107-02.jpg 5/18/2009																																																																																																																				
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,503 / 2,378
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,503
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	93.90	Total Misc Impr	+ 12,035				
Roofing Adj	+ 3.60	Garage Cost	+ 0				
Subfloor Adj	+ -2.30	Total RCN	= 295,207				
Heat/Cool Adj	+ 14.47	Depreciation ( 5%)	- 14,760				
Plumbing Adj	+ 9.41	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 280,447				
Adj Base Cost	= 119.08	Lot Value	+ 0				
Total Area	x 2,378	Indicated Value	= 280,447				
Adjusted Cost	= 283,172	Value Per SqFt	117.93				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	280,447		
Lot Value			
Indicated Value	280,447	117.93	Per SqFt
Agland Value	22,102		
Site Improvements	36,402		
Total Value	619,398	260.47	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	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2020	1	0.00	
PRCH	SLAB PORCH - COVERED	145977	40		40	29.40		1,176
PATO	SLAB PORCH - OPEN	145978	16x8		128	12.64		1,618
PATO	SLAB PORCH - OPEN	145979	263		263	10.69		2,811





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x30x10	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2024	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.86 x 600) 19,116			19,116	573	18,543
	HAYS	Hay Shed Open Sides	100x30x16	Dirt	Formed Metal	3,000
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.92 x 3,000) 26,760			26,760	14,183	12,577
	LNT0	Lean To - Attached	100x20x8	Dirt	Formed Metal	2,000
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.52 x 2,000) 17,040			17,040	11,758	5,282
	SHDS	Shed - Small - NCV	0x0x0			
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.98 x )					



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			15.725	122	122	1,925	1,925
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			98.733	54	54	5,332	5,332
CO	COLLINSVILLE STONY LOAM	NTV PST	22			12.274	53	53	648	648
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			56.680	168	168	9,522	9,522
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			24.349	192	192	4,675	4,675
<b>NTV PST Totals</b>						207.760			22,102	22,102
<b>Total Agland</b>						207.760			22,102	22,102