



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:03:36
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660087220 Parcel ID 000000-00-0-00743-001-0014 Cadastral ID 13-21-15-04430 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 336780 DYE, JAMES 21085 S SHILOH RD CLAREMORE OK 74019-0000 Parcel Location Situs 21075 S SHILOH RD Subdivision SHILOH ESTATES II Lot/Block 0014 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 15 / 5 Neighborhood 1089 - R-V03,4-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30632276 -95.66654805 SHILOH ESTATES II LOT 14 BLOCK 1																																																																																																																									
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Page 2

Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size	100 x 218		
Lot Count			
Units Buildable	1		
Non-Ag Acres			
Topography	LEVEL		
Street Access	PAVED		
Utilities	WATER/ELEC		
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	21,800.00 x 1.45 = 31,610		
Factor Value			
Adjustments	1.0000		
Lot Value	31,610		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,228 / 1,228
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,228
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	176,500 143.73 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	161,150 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	147,962
Lot Value	31,610
Indicated Value	179,572 146.23 Per SqFt
Agland Value	
Site Improvements	
Total Value	179,572 146.23 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	107.33	Total Misc Impr	+	2,440
Roofing Adj	+ 4.73	Garage Cost	+	13,720
Subfloor Adj	+ -1.21	Total RCN	=	180,442
Heat/Cool Adj	+ 11.47	Depreciation (18%)	-	32,480
Plumbing Adj	+ 11.46	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	147,962
Adj Base Cost	= 133.78	Lot Value	+	31,610
Total Area	x 1,228	Indicated Value	=	179,572
Adjusted Cost	= 164,282	Value Per SqFt		146.23

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	106692	12x4		48	24.12		1,158
PATO	SLAB PORCH - OPEN	106693	12x10		120	10.68		1,282



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Page 3

Sketch Image

660087220



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,228	1.000	1,228
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,228		1,228