



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660103213 Parcel ID 22N15E-24-2-00000-001-0000 Cadastral ID 24-22-15-00941 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 328890 DICUS, MARK & JILL 9108 E 440 RD CLAREMORE OK 74017-0000 Parcel Location Situs 09108 E 440 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 24 / 22 / 15 / 2 Neighborhood 6030 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\062022(73)\IMG_0017.JPG 6/20/2022</p>														
Legal Description Lat/Long: 36.37854355 -95.66599259																			
S 180' N 558.70' W 242' NE NW NW					Building Permits <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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	BELL, KEITH E & MARY ANN TRUST	09/23/2019	310,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2020		Land Value 44,250	26,589	11%	2,925	Assessed	42,337	4,580.08										
Year Frozen			Improvements 391,335	358,299		39,412	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 435,585	384,888		42,337	Total Taxable	42,337	4,580.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660103213	DICUS, MARK & JILL			10	419,394	0	40,322	4,362.00										
2024	2024-660103213	DICUS, MARK & JILL			10	441,939	0	38,402	4,022.00										
2023	2023-660103213	DICUS, MARK & JILL			10	382,896	0	37,283	3,877.00										
2022	2022-660103213	DICUS, MARK & JILL			10	375,553	0	36,197	3,747.00										
2021	2021-660103213	DICUS, MARK & JILL			10	319,482	0	35,143	3,664.00										
2020	2020-660103213	DICUS, MARK & JILL			10	311,870	0	34,306	3,629.00										
2019	2019-660103213	DICUS, MARK & JILL			10	261,787	1000	27,797	2,899.00										



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0.9959	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,382.00 x 1.02 = 44,250	
Factor Value		
Adjustments	1.0000	
Lot Value	44,250	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,398 / 2,871
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,398
Fixture/RghIn	18 /
Bed/F/H Bath	6 / 3.5 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

Cost Approach		Manual : 01/2025	
Base Cost	98.75	Total Misc Impr	+ 12,901
Roofing Adj	+ 4.34	Garage Cost	+ 18,694
Subfloor Adj	+ -2.84	Total RCN	= 389,465
Heat/Cool Adj	+ 14.47	Depreciation (14%)	- 54,525
Plumbing Adj	+ 9.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 334,940
Adj Base Cost	= 124.65	Lot Value	+ 44,250
Total Area	x 2,871	Indicated Value	= 379,190
Adjusted Cost	= 357,870	Value Per SqFt	132.08



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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	402,020	140.03	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	334,940		
Lot Value	44,250		
Indicated Value	379,190	132.08	Per SqFt
Agland Value			
Site Improvements	56,395		
Total Value	435,585	151.72	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	2014	0.00		
PRCH	SLAB PORCH - COVERED	109421	8x5		40	29.40		1,176
PATO	SLAB PORCH - OPEN	109422	11x8		88	12.93		1,138
PATO	SLAB PORCH - OPEN	109423	429		429	9.69		4,157



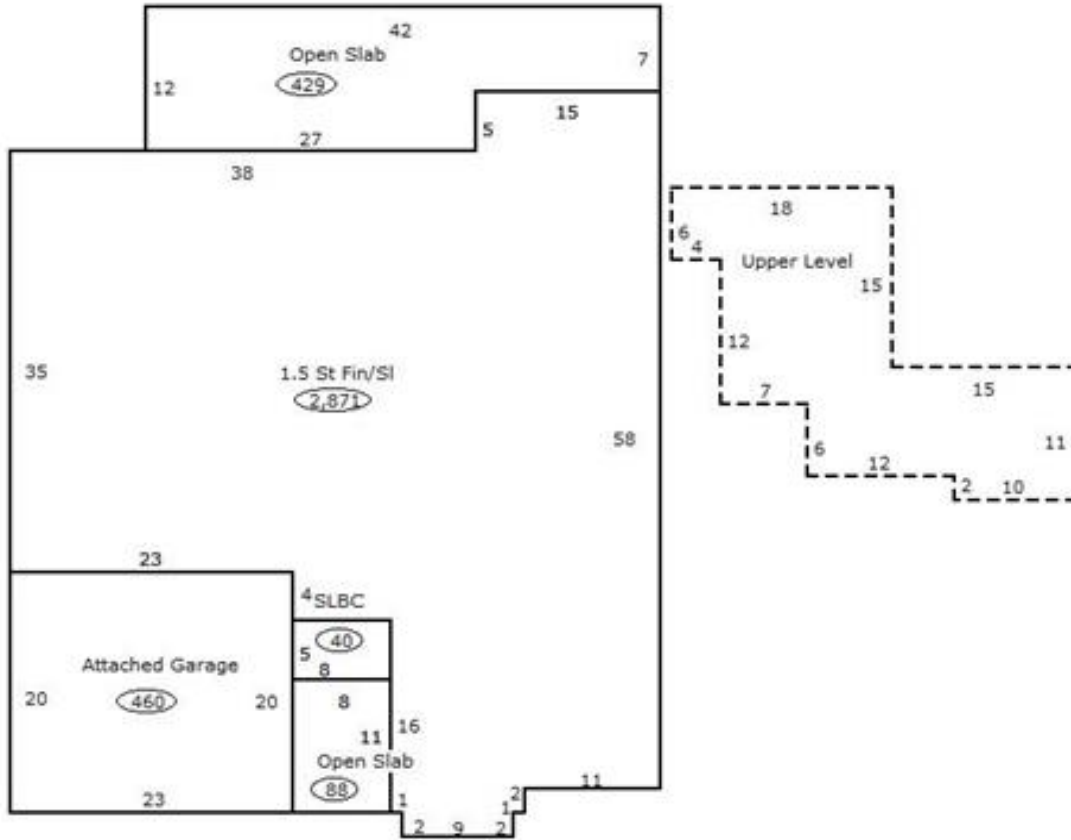
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,398	1.197	2,871
2	U	^UL	Overhang	13	Upper Level	473	1.000	473
3	G	1		13	Attached Garage	460	1.000	460
4	M	PRCH		13	SLBC	40	1.000	40
5	M	PATO		13	Open Slab	88	1.000	88
6	M	PATO		13	Open Slab	429	1.000	429
Total Building Area						2,398		2,871



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000
	GG	GAZEBO GOOD	16x22x0			1
	Qual	4 Cond 4	Year	2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (13,750.00 x 1)	13,750		13,750	13,750
	UTIL	SHOP BUILDING	24x16x0			384
	Qual	2 Cond	Year	2013	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (32.93 x 384)	12,645		12,645	12,645