



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:05:05  
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Assessment Data					Primary Image				
Account	660103535								
Parcel ID	21N16E-11-2-00000-002-0000								
Cadastral ID	11-21-16-00910								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	1						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	329621								
PATTERSON, PAUL & LAURA									
20147 S DICKERSON DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	20147 S DICKERSON DR								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	11 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.31883586 -95.57089411									
Building Permits									
N2 SE NE NW & SE SE NE NW & NE NE SE NW									
Number	Description	Opened	Closed	Amount					
R21 000057	R23- NEW 2330 SQ FT SFR	02/2021	02/2022	280,000					
R19	R21- NEW 911 ADDRESS	12/2019	01/2020						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	PATTERSON, DAVID &	12/03/2019	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2000	Land Value	1,152	1,152	11%	Assessed	43,472	3,610.35	
Year Frozen		Improvements	399,497	394,048		Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-83.00	
TIF Project ID	0	Total Value	400,649	395,200	43,472	Total Taxable	42,472	3,527.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103535	PATTERSON, PAUL & LAURA	5	403,658	1000	41,206	3,422.00		
2024	2024-660103535	PATTERSON, PAUL & LAURA	5	421,952	1000	39,977	3,336.00		
2023	2023-660103535	PATTERSON, PAUL & LAURA	5	361,666	1000	38,784	3,230.00		
2022	2022-660103535	PATTERSON, PAUL & LAURA	5	73,557	1000	5,750	478.00		
2021	2021-660103535	PATTERSON, PAUL & LAURA	5	59,571	1000	5,553	471.00		
2020	2020-660103535	PATTERSON, PAUL & LAURA	5	58,471	1000	5,432	460.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Units-Buildable <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Wood
<b>Base/Total Area</b>	2,337 / 2,337
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,337
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	4 / 2.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	543 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2021 / 4

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	102.85	<b>Total Misc Impr</b>	+ 16,157				
<b>Roofing Adj</b>	+ 4.97	<b>Garage Cost</b>	+ 26,596				
<b>Subfloor Adj</b>	+ -3.22	<b>Total RCN</b>	= 328,054				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 4%)</b>	- 13,122				
<b>Plumbing Adj</b>	+ 3.01	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 314,932				
<b>Adj Base Cost</b>	= 122.08	<b>Lot Value</b>	+ 314,932				
<b>Total Area</b>	x 2,337	<b>Indicated Value</b>	= 314,932				
<b>Adjusted Cost</b>	= 285,301	<b>Value Per SqFt</b>	134.76				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	314,932		
<b>Lot Value</b>			
<b>Indicated Value</b>	314,932	134.76	Per SqFt
<b>Agland Value</b>	1,152		
<b>Site Improvements</b>			
<b>Total Value</b>	316,084	135.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	144445	27x10		270	28.57		7,714
PRCH	Slab Porch - Covered	144446	60		60	29.34		1,760
PRCH	Slab Porch - Covered	153635	5x5		25	29.45		736
FPPF	Fireplace - Prefabricated		1	2021	1	5,947.13		5,947



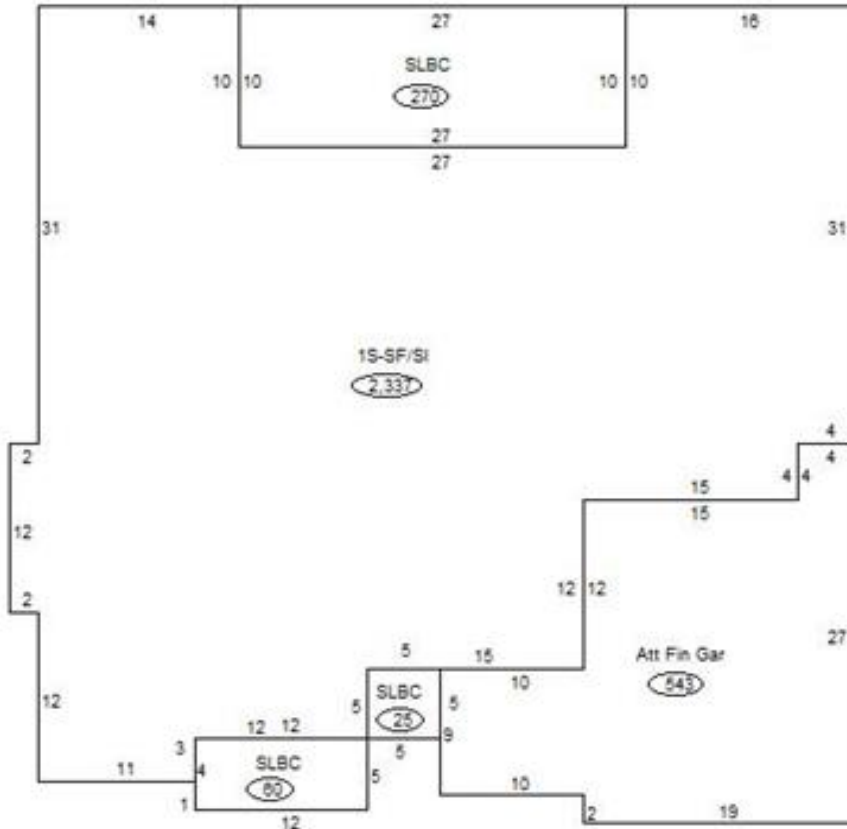
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,337	1.000	2,337
2	M	PRCH		13	SLBC	270	1.000	270
3	M	PRCH		13	SLBC	60	1.000	60
4	G	5		13	Att Fin Gar	543	1.000	543
5	M	PRCH		13	SLBC	25	1.000	25
<b>Total Building Area</b>						2,337		2,337



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Metal 10% Veneer, Masonry
Base/Total Area	548 / 548
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	548
Fixture/RghIn	/
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	608 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	108.68	Total Misc Impr	+	1,475	
Roofing Adj	+ 4.84	Garage Cost	+	13,583	
Subfloor Adj	+ 0.00	Total RCN	=	89,016	
Heat/Cool Adj	+ 10.30	Depreciation ( 5%)	-	4,451	
Plumbing Adj	+ 11.14	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	84,565	
Adj Base Cost	= 134.96	Lot Value	+		
Total Area	x 548	Indicated Value	=	84,565	
Adjusted Cost	= 73,958	Value Per SqFt		154.32	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	84,565		
Lot Value			
Indicated Value	84,565	154.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	84,565	154.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	153642	15x10		150	9.83		1,475



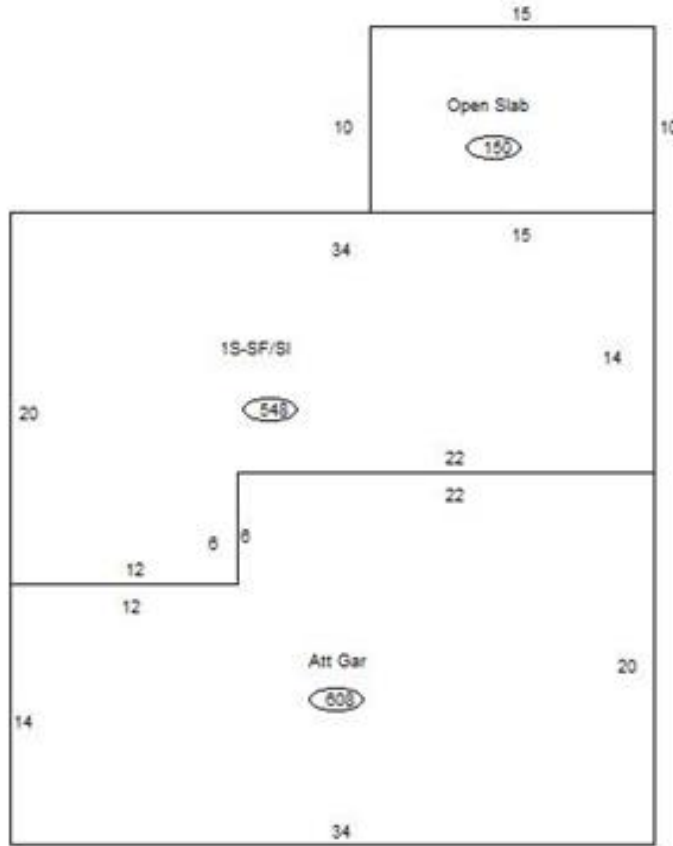
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	548	1.000	548
2	G	1		10	Att Gar	608	1.000	608
3	M	PATO		10	Open Slab	150	1.000	150
<b>Total Building Area</b>						548		548



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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
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			8.000	108	108	864	864
<b>TMBR Totals</b>						8.000			864	864
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.000	144	144	288	288
<b>NTV PST Totals</b>						2.000			288	288
<b>Total Agland</b>						10.000			1,152	1,152