



# 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	660104942								
Parcel ID	21N16E-11-2-00000-003-0000								
Cadastral ID	11-21-16-03323								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	330885								
RECORD, JAMES KEVIN & KIMBERLEY DEANN									
20125 S DICKERSON DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	20125 S DICKERSON DR								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	11 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.32041364 -95.57060446									
E2 NE NE NW LESSS N N 330'									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21 000201	R23- NEW 2400 SQ FT SFR	06/2021	02/2022	150,000					
R21 000202	R22- NEW 30X50 DTCH ACC BLDG	06/2021	09/2021	23,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RECORD, JAMES KEVIN &	10/14/2020	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2021	Land Value	61,374	57,252	11%	6,298	Assessed	35,470 2,945.78	
Year Frozen		Improvements	302,890	265,201		29,172	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	364,264	322,453		35,470	Total Taxable	34,470 2,863.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104942	RECORD, JAMES KEVIN &	5	339,206	1000	33,436	2,777.00		
2024	2024-660104942	RECORD, JAMES KEVIN &	5	347,912	1000	32,434	2,707.00		
2023	2023-660104942	RECORD, JAMES KEVIN &	5	295,092	1000	31,460	2,620.00		
2022	2022-660104942	RECORD, JAMES KEVIN &	5	78,363	0	8,620	717.00		
2021	2021-660104942	RECORD, JAMES KEVIN &	5	52,473	0	5,772	490.00		



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.4447		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	106,492.00 x .58 = 61,374		
Factor Value			
Adjustments	1.0000		
Lot Value	61,374		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,920 / 1,920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,920
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	319,779 166.55 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	255,670
Lot Value	61,374
Indicated Value	317,044 165.13 Per SqFt
Agland Value	
Site Improvements	47,220
Total Value	364,264 189.72 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.29	Total Misc Impr	+ 20,758
Roofing Adj	+ 5.19	Garage Cost	+ 19,330
Subfloor Adj	+ -2.11	Total RCN	= 260,888
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	- 5,218
Plumbing Adj	+ 5.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 255,670
Adj Base Cost	= 115.00	Lot Value	+ 61,374
Total Area	x 1,920	Indicated Value	= 317,044
Adjusted Cost	= 220,800	Value Per SqFt	165.13

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153669	80x10		800	24.74		19,792
PRCH	Slab Porch - Covered	153670	6x6		36	26.82		966



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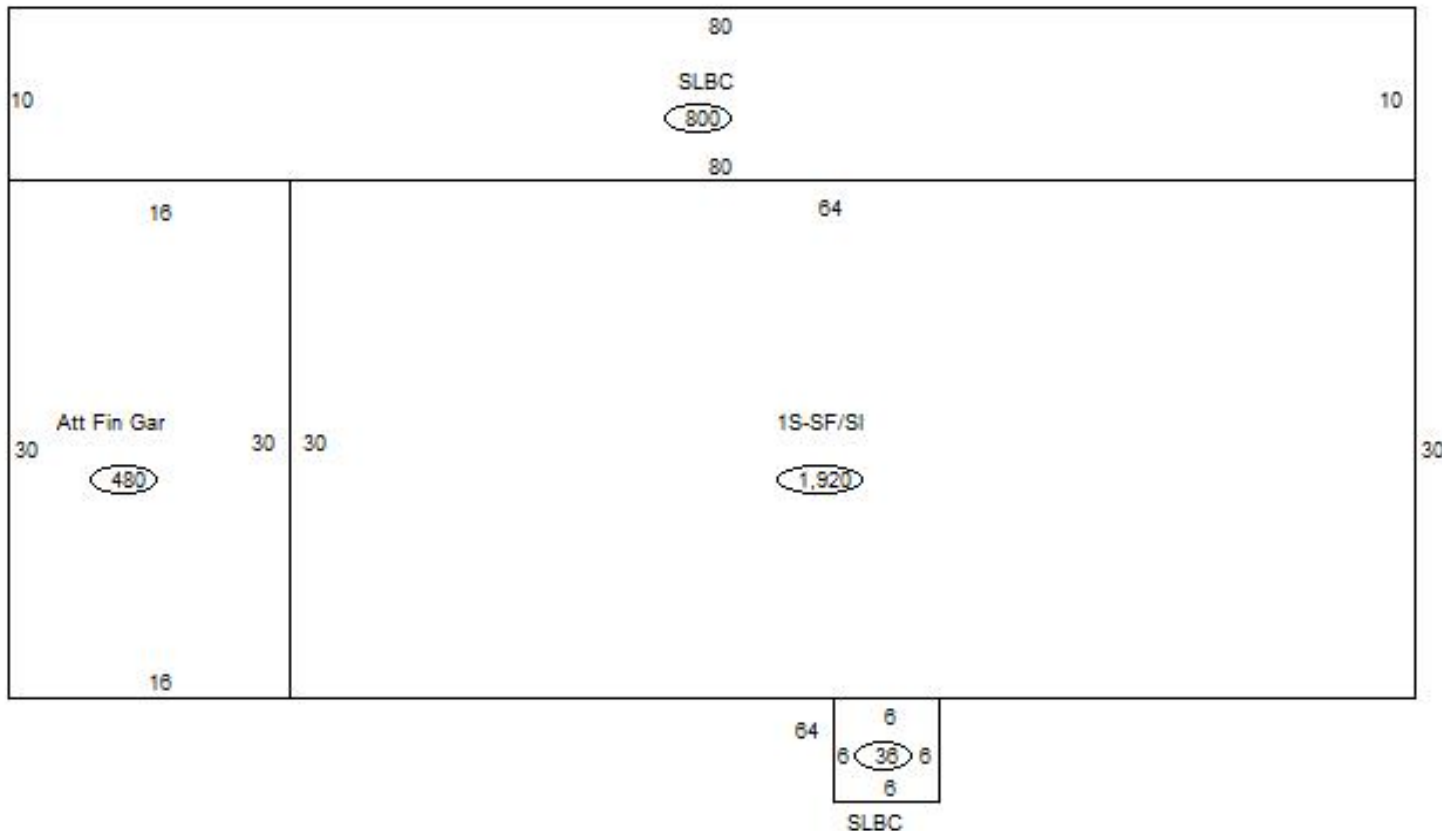
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### Sketch Image

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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	1,920	1.000	1,920
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	800	1.000	800
4	M	PRCH		13	SLBC	36	1.000	36
<b>Total Building Area</b>						1,920		1,920



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x30x0			1,500
	Qual	3	Cond	Year	2021	Eff Age
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.48 x 1,500)	47,220		47,220	47,220