



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image						
Account	660107313			<p>\\tsclient\T\ROB STUFF\2024-2-6\IMG_0042.JPG 2/6/2024</p>						
Parcel ID	000000-0005-008-0-000-00									
Cadastral ID	20-21-16-13630									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	343421									
DITSCH, RUSSELL AARON										
1101 W ODESSA RD CLAREMORE OK 74019-0000										
Parcel Location										
Situs	01101 W ODESSA RD									
Subdivision	RED PLAINS PHASE II									
Lot/Block	0008 / 0010	Parcel Size	1 - Lots							
Sec/Twn/Rng	20 / 21 / 16 / 5									
Neighborhood	1166 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.28455302 -95.62167703				Building Permits						
LOT 8 BLOCK 10 RED PLAINS PHASE II				Number	Description	Opened	Closed	Amount		
				R23 113	R24 NEW SFR 1143 SQ FT	08/2023	02/2024	143,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA	12/29/2023	209,000	YES	
					/	TULSA L DEV LLC	09/15/2022	0	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024		Land Value	54,500	54,500	11%	Assessed	23,873	2,206.58	
Year Frozen			Improvements	162,526	162,526		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	217,026	217,026	23,873	Total Taxable	23,873	2,207.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107313	DITSCH, RUSSELL AARON			17	210,352	0	23,139	2,139.00	
2024	2024-660107313	DITSCH, RUSSELL AARON			17	209,847	0	23,083	2,133.00	
2023	2023-660107313	RAUSCH COLEMAN HOMES OF TULSA LLC			17	2,102	0	231	21.00	



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.175		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,622.00 x 5.78 = 44,044		
Factor Value			
Adjustments	1.2374		
Lot Value	54,500		



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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	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,150 / 1,150
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,150
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	162,526		
Lot Value	54,500		
Indicated Value	217,026	188.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	217,026	188.72	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.62	Total Misc Impr	+ 2,222
Roofing Adj	+ 4.83	Garage Cost	+ 14,968
Subfloor Adj	+ -1.25	Total RCN	= 167,553
Heat/Cool Adj	+ 11.47	Depreciation (3%)	- 5,027
Plumbing Adj	+ 9.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 162,526
Adj Base Cost	= 130.75	Lot Value	+ 54,500
Total Area	x 1,150	Indicated Value	= 217,026
Adjusted Cost	= 150,363	Value Per SqFt	188.72

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159437	16x3		48	24.12		1,158
PATO	Slab Porch - Open	159438	14x7		98	10.86		1,064



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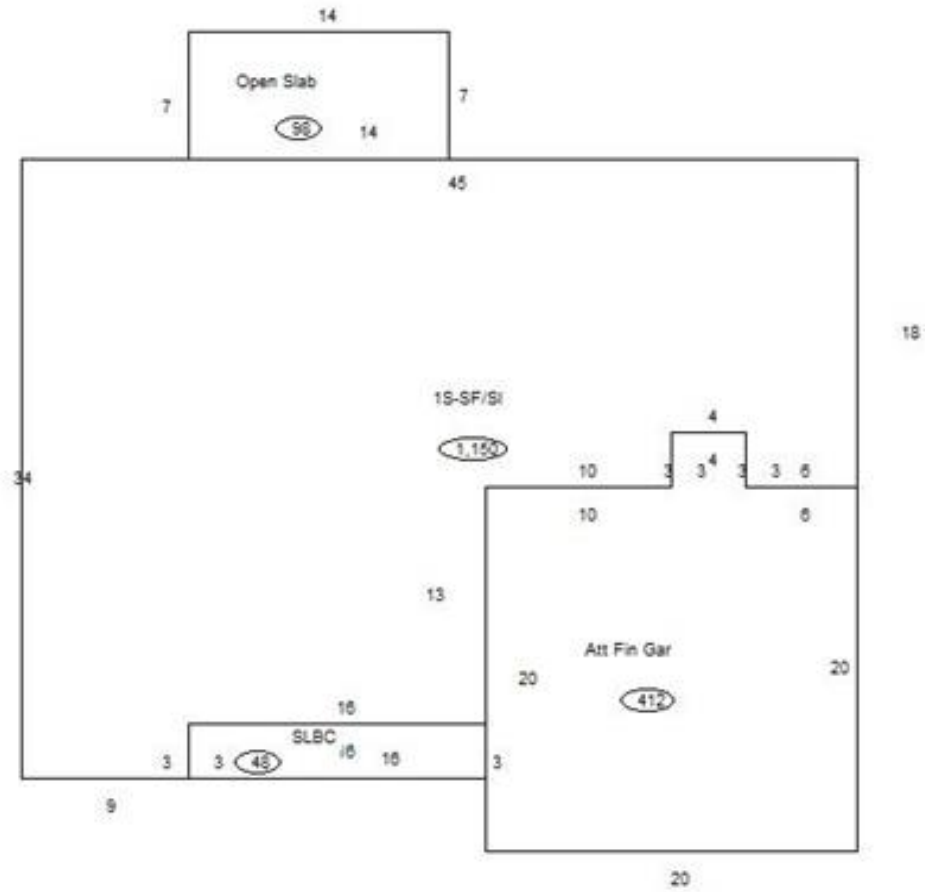
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Sketch Image

660107313



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,150	1.000	1,150
2	G	5		10	Att Fin Gar	412	1.000	412
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PATO		10	Open Slab	98	1.000	98
Total Building Area						1,150		1,150