




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	660109527			 <p>660109527_001.JPG 6/20/2025</p>					
Parcel ID	000662-0018-001-0-000-00								
Cadastral ID	20-21-16-14810								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	347212								
VAN WYHE, JUSTIN									
100 SKYLINE DR VALLEY SPRINGS SD 57068-0000									
Parcel Location									
Situs	01205 W TUCSON RD								
Subdivision	RED PLAINS PHASE III								
Lot/Block	0001 / 0018	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: 36.16143311 -95.54847499				Building Permits					
LOT 1 BLOCK 18 RED PLAINS PHASE III				Number	Description	Opened	Closed	Amount	
				R24 085	NEW SFR 1446 SQ FT	11/2024	06/2025	158,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA/	05/23/2025	230,000	15
					/	TULSA L DEV LLC	08/28/2024		WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2026	Land Value	43,524	43,524	11%	4,788	Assessed	26,040	2,406.88
Year Frozen		Improvements	193,202	193,202		21,252	Penalty	0	
Uncapped Value	193,202	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	236,726	236,726		26,040	Total Taxable	26,040	2,407.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109527	VAN WYHE, JUSTIN			17	2,019	0	222	21.00



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.169	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value	7,362.00 x 5.91 = 43,524	
Factor Value		
Adjustments		
Lot Value	43,524	

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	1,446 / 1,446
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,446
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	428 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



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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	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	100.68	Total Misc Impr	+ 2,321
Roofing Adj	+ 4.56	Garage Cost	+ 15,365
Subfloor Adj	+ -1.19	Total RCN	= 195,154
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 1,952
Plumbing Adj	+ 7.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 193,202
Adj Base Cost	= 122.73	Lot Value	+ 43,524
Total Area	x 1,446	Indicated Value	= 236,726
Adjusted Cost	= 177,468	Value Per SqFt	163.71

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,202		
Lot Value	43,524		
Indicated Value	236,726	163.71	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,726	163.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	172508	14x6		84	19.00		1,596
PRCH	Porch	172510	6x5		30	24.17		725

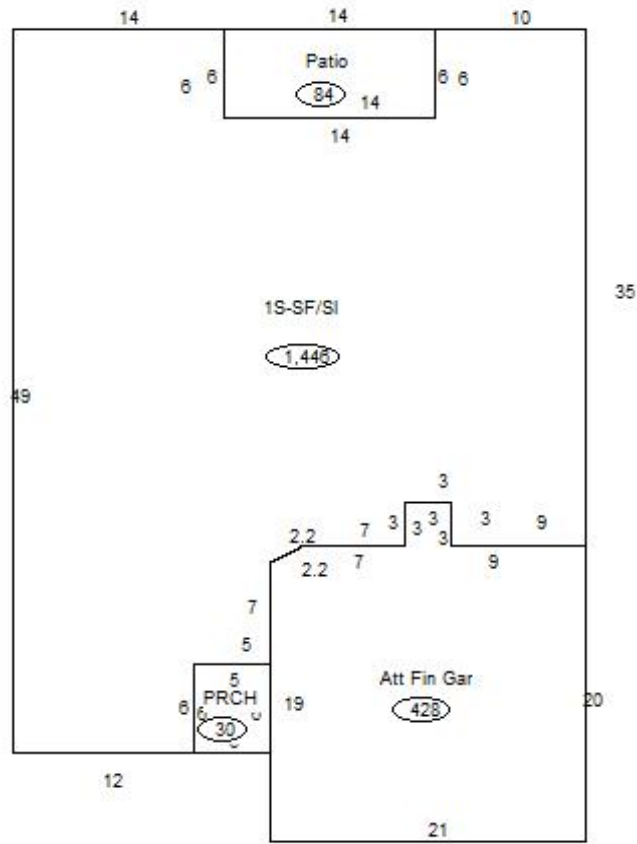


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Sketch Image

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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/Sl	1,446	1.000	1,446
2	M	PATC		13	Patio	84	1.000	84
3	G	5		13	Att Fin Gar	428	1.000	428
4	M	PRCH		13	PRCH	30	1.000	30
Total Building Area						1,446		1,446