



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 660004232 Parcel ID 000000-00-0-10515-003-0001 Cadastral ID 05-21-16-07830 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 253289 FRANKLIN, GREGORY ARNOLD & LINDA KAY 2001 VALLEY VIEW DR CLAREMORE OK 74017-0000					<p>\\tsclient\C\Users\rln\Pictures\2019-10-30\IMG_0047.JPG 11/7/2019</p>														
Parcel Location Situs 02001 VALLEY VIEW DR Subdivision WILL ROGERS HGTS II Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																			
Legal Description Lot/Long: 36.32981730 -95.63172260					Building Permits														
LOT 1 BLOCK 3 WILL ROGERS HGTS II					<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></td> <td></td> <td></td> <td></td> <td></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	Yes	1,000	1,000	1164/818	MONTGOMERY, THOMAS R	03/30/1999	90,000	No										
					995/399	DULIN, FAE W &	07/14/1995	85,000	No										
					975/645	BLANTON, G S EST	11/21/1994	77,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2000		Land Value 81,284	27,453	11%	3,020	Assessed	14,733	1,361.77										
Year Frozen	0		Improvements 109,401	106,483		11,713	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 190,685	133,936		14,733	Total Taxable	13,733	1,269.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004232	FRANKLIN, GREGORY ARNOLD &			17	187,298	1000	13,304	1,230.00										
2024	2024-660004232	FRANKLIN, GREGORY ARNOLD &			17	216,782	1000	12,887	1,191.00										
2023	2023-660004232	FRANKLIN, GREGORY ARNOLD &			17	132,333	1000	12,483	1,143.00										
2022	2022-660004232	FRANKLIN, GREGORY ARNOLD &			17	119,001	1000	12,090	1,119.00										
2021	2021-660004232	FRANKLIN, GREGORY ARNOLD &			17	119,150	1000	12,107	1,069.00										
2020	2020-660004232	FRANKLIN, GREGORY ARNOLD &			17	117,266	1000	11,899	1,090.00										
2019	2019-660004232	FRANKLIN, GREGORY ARNOLD &			17	114,395	1000	11,583	1,073.00										
2018	2018-660004232	FRANKLIN, GREGORY ARNOLD &			17	120,846	1000	12,130	1,121.00										
2017	2017-660004232	FRANKLIN, GREGORY ARNOLD &			17	119,855	1000	11,748	1,079.00										
2016	2016-660004232	FRANKLIN, GREGORY ARNOLD &			17	116,895	1000	11,377	1,068.00										
2015	2015-660004232	FRANKLIN, GREGORY ARNOLD &			17	117,628	1000	11,016	994.00										
2014	2014-660004232	FRANKLIN, GREGORY ARNOLD &			17	118,543	1000	10,666	989.00										
2013	2013-660004232	FRANKLIN, GREGORY ARNOLD &			17	112,489	1000	10,326	945.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.5095		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	22,195.00 x 3.66 = 81,284		
Factor Value			
Adjustments	1.0000		
Lot Value	81,284		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,500
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1965 / 46

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	161,367 107.58 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	184,420 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	109,401
Lot Value	81,284
Indicated Value	190,685 127.12 Per SqFt
Agland Value	
Site Improvements	
Total Value	190,685 127.12 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.59	Total Misc Impr	+ 24,166
Roofing Adj	+ 4.36	Garage Cost	+ 16,363
Subfloor Adj	+ -1.21	Total RCN	= 232,769
Heat/Cool Adj	+ 11.47	Depreciation (53%)	- 123,368
Plumbing Adj	+ 6.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 109,401
Adj Base Cost	= 128.16	Lot Value	+ 81,284
Total Area	x 1,500	Indicated Value	= 190,685
Adjusted Cost	= 192,240	Value Per SqFt	127.12

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	10743	30x5		150	23.76		3,564
EPSW	ENCLOSED PORCH - SOLID WALL	10744	28x9		252	61.53		15,506



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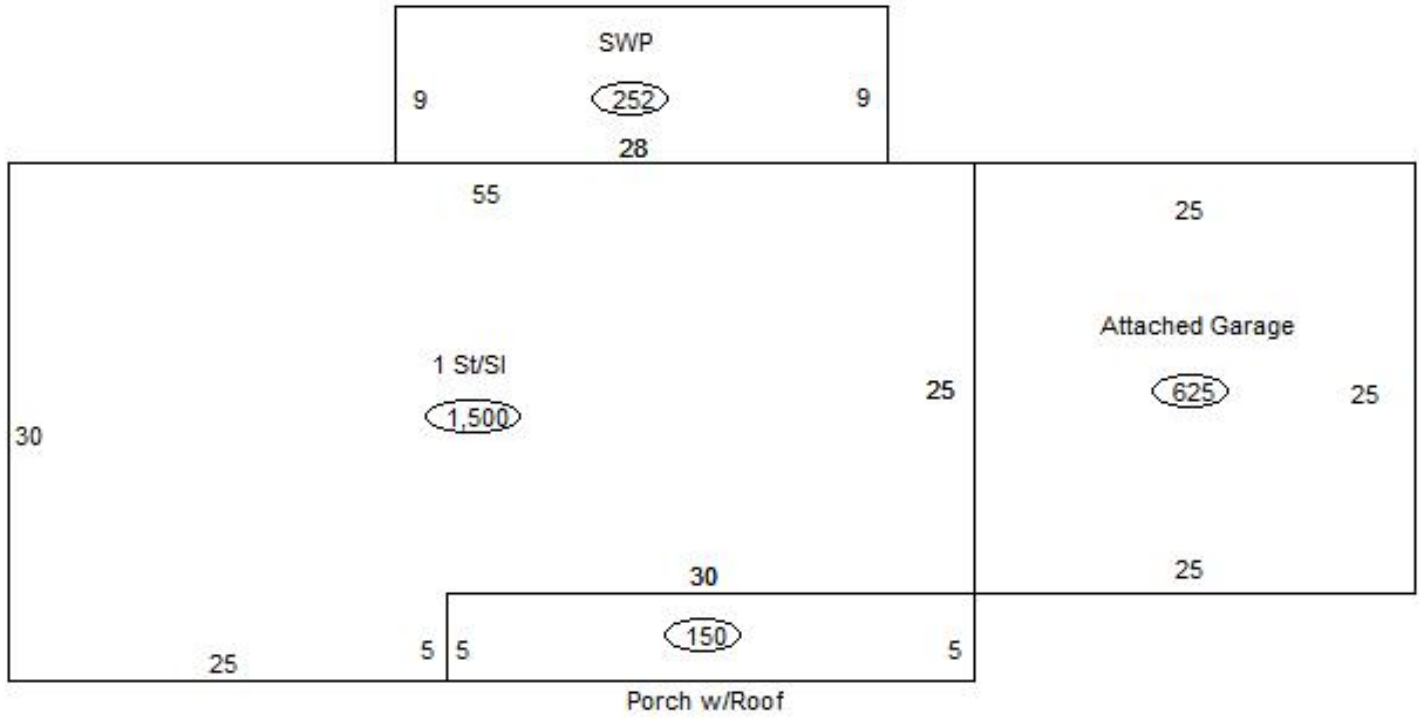
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Sketch Image

660004232



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,500	1.000	1,500
2	G	1		13	Attached Garage	625	1.000	625
3	M	PRCH		13	SLBC	150	1.000	150
4	M	EPSW		13	EPSW	252	1.000	252
Total Building Area						1,500		1,500