



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:28:22
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004254 Parcel ID 000000-00-0-10515-004-0014 Cadastral ID 05-21-16-08050 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 349099 MCDONALD, CHELSEA & DEL 2015 VALLEY VIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 02015 VALLEY VIEW DR Subdivision WILL ROGERS HGTS II Lot/Block 0014 / 0004 Parcel Size 1.1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33121225 -95.63051881																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	12,639.00 x 4.35 = 55,005		
Factor Value			
Adjustments	1.3883		
Lot Value	76,363		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,146 / 2,812
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,146
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1971 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	303,329	107.87	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	291,190 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.43	Total Misc Impr	+ 50,521				
Roofing Adj	+ 4.03	Garage Cost	+ 19,389				
Subfloor Adj	+ -2.59	Total RCN	= 421,719				
Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 118,081				
Plumbing Adj	+ 5.77	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 303,638				
Adj Base Cost	= 125.11	Lot Value	+ 76,363				
Total Area	x 2,812	Indicated Value	= 380,001				
Adjusted Cost	= 351,809	Value Per SqFt	135.14				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	303,638		
Lot Value	76,363		
Indicated Value	380,001	135.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	380,001	135.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
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EPSW	ENCLOSED PORCH - SOLID WALL	10829	24x20		480	73.34		35,203
PRCH	SLAB PORCH - COVERED	10830	84		84	29.26		2,458



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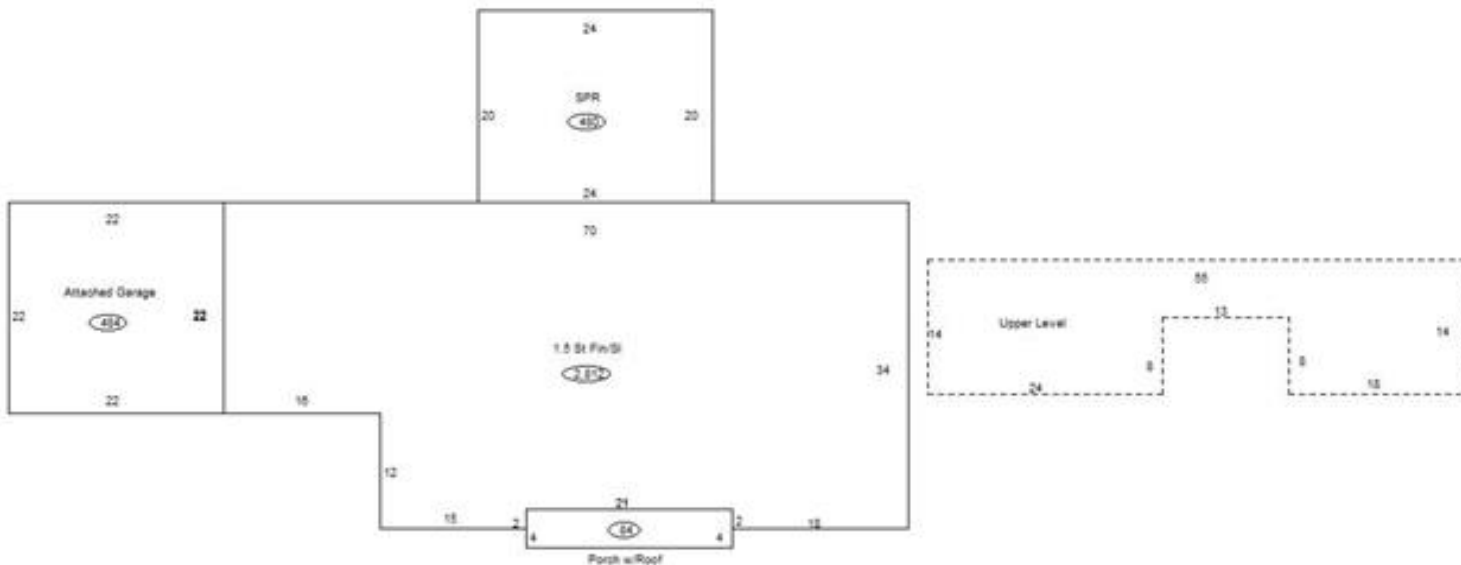
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Sketch Image

660004254



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,146	1.310	2,812
2	G	1		13	Attached Garage	484	1.000	484
3	M	EPSW		13	EPSW	480	1.000	480
4	M	PRCH		13	SLBC	84	1.000	84
5	U	^UL	Overhang	13	Upper Level	666	1.000	666
Total Building Area						2,146		2,812