



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:28:26
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Assessment Data					Primary Image																																																																																																																				
Account 660004258 Parcel ID 000000-00-0-10515-004-0017 Cadastral ID 05-21-16-08090 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 259215 POSNER, CATHERINE A 2009 VALLEY VIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 02009 VALLEY VIEW DR Subdivision WILL ROGERS HGTS II Lot/Block 0017 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (169)\IMG_0061.JPG 4/13/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.33075103 -95.63078642 PT LOT 16 BEG: SW/C OF LOT 17, TH NWLY ALG L/L LOT 16 38.66' TO ANGLE PT IN SD LOT 16, NELY 134.09' TO SELY/C LOT 16; SWLY ALG LINE BETWEEN SD LOTS 16 & 17 125.87' TO POB ALL IN BLOCK 4 & ALL LOT 17 BLOCK 4 WILL ROGERS HGTS II																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.2927		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	12,749.00 x 4.34 = 55,308		
Factor Value			
Adjustments	1.0000		
Lot Value	55,308		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,925 / 1,925
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,925
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1971 / 24

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	201,735 104.80 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	245,160 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	195,772
Lot Value	55,308
Indicated Value	251,080 130.43 Per SqFt
Agland Value	
Site Improvements	707
Total Value	251,787 130.80 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	108.37	Total Misc Impr	+	11,592
Roofing Adj	+ 4.74	Garage Cost	+	14,875
Subfloor Adj	+ -2.23	Total RCN	=	275,735
Heat/Cool Adj	+ 12.64	Depreciation (29%)	-	79,963
Plumbing Adj	+ 5.97	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	195,772
Adj Base Cost	= 129.49	Lot Value	+	55,308
Total Area	x 1,925	Indicated Value	=	251,080
Adjusted Cost	= 249,268	Value Per SqFt		130.43

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PATO	SLAB PORCH - OPEN	10847		313	313	8.83		2,764
PRCH	SLAB PORCH - COVERED	10848		121	121	26.55		3,213



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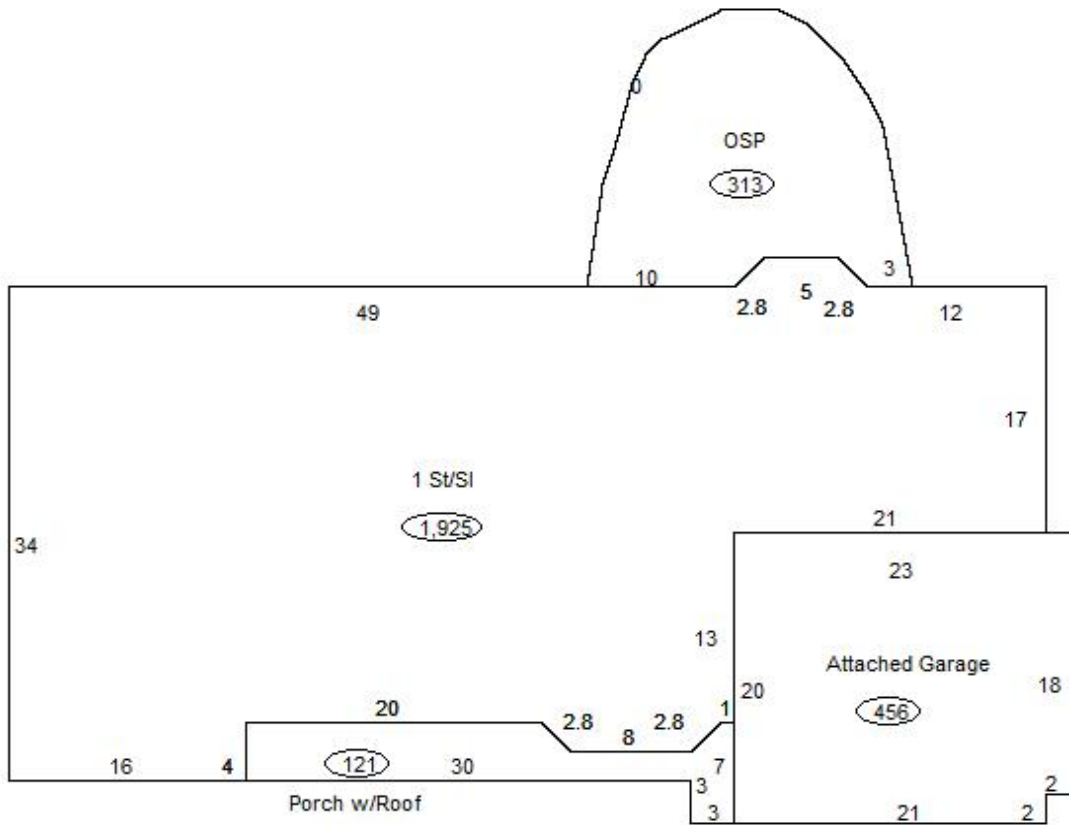
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Sketch Image

660004258



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,925	1.000	1,925
2	G	1		13	Attached Garage	456	1.000	456
3	M	PATO		13	Open Slab	313	1.000	313
4	M	PRCH		13	SLBC	121	1.000	121
Total Building Area						1,925		1,925



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			252
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (4.68 x 252)		1,179		1,179 472		707