




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660004259 Parcel ID 000000-00-0-10515-004-0018 Cadastral ID 05-21-16-08100 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 256115 MALLGREN, WELDON JOHN & SARA VICTORIA REVOCABLE TRUST 2005 VALLEY VIEW CLAREMORE OK 74017-0000					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (169)\IMG_0063.JPG 4/12/2023</p>																																																																																																																				
Parcel Location Situs 02005 VALLEY VIEW DR Subdivision WILL ROGERS HGTS II Lot/Block 0018 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33054950 -95.63117509 LOT 18 BLOCK 4 WILL ROGERS HGTS II					Building Permits <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>3576</td> <td>R7 FOR NEW ADDN TO SFR</td> <td>10/2005</td> <td>12/2005</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	3576	R7 FOR NEW ADDN TO SFR	10/2005	12/2005																																																																																																							
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Lot Data		Square-Foot - NBHD 1183 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	10500							
Non-Ag Acres	0.2122							
Topography								
Street Access								
Utilities								
Amenities	LOT SIZE ADJUSTMENT	0						
		0						
Method	Square-Foot							
Base Lot Value	9,244.00 x 4.94 = 45,669			\\tsclient\T\TOMMY DUNLAP\New folder (169)\IMG_0063.JPG 4/12/2023				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	45,669			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	3 - Average			Adusted R 0.8445				
Architecture	R3 Res Nbhd 3			Indicated Value 268,227 101.33 Per SqFt				
Style	100% 1 1/2 Story Finished			Direct Comparables				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	1,735 / 2,647			Adjustment Model 1 2022 Residential				
Style	100% 1 1/2 Story Finished			Comparables				
HVAC	100% Warmed & Cooled Air			Indicated Value 292,820 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,735			Selected Approach Cost Approach				
Fixture/RghIn	10 /			Improvements 170,500				
Bed/F/H Bath	4 / 2.5 /			Lot Value 45,669				
Basement Area				Indicated Value 216,169 81.67 Per SqFt				
Garage Type	483 Attached Garage - Unfinished 2 Stalls			Agland Value				
Remodel				Site Improvements 12,500				
Year/Eff Age	1970 / 42			Total Value 228,669 86.39 Total Value Per SqFt				
Cost Approach		Manual : 01/2025						
Base Cost	93.70	Total Misc Impr	+ 12,349					
Roofing Adj	+ 3.17	Garage Cost	+ 15,499					
Subfloor Adj	+ -1.51	Total RCN	= 327,885					
Heat/Cool Adj	+ 12.64	Depreciation (48%)	- 157,385					
Plumbing Adj	+ 5.35	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 170,500					
Adj Base Cost	= 113.35	Lot Value	+ 45,669					
Total Area	x 2,647	Indicated Value	= 216,169					
Adjusted Cost	= 300,037	Value Per SqFt	81.67					
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
PRCH	SLAB PORCH - COVERED	10851	19x3		57	26.75		1,525
PRCH	SLAB PORCH - COVERED	144854	22x9		198	26.31		5,209



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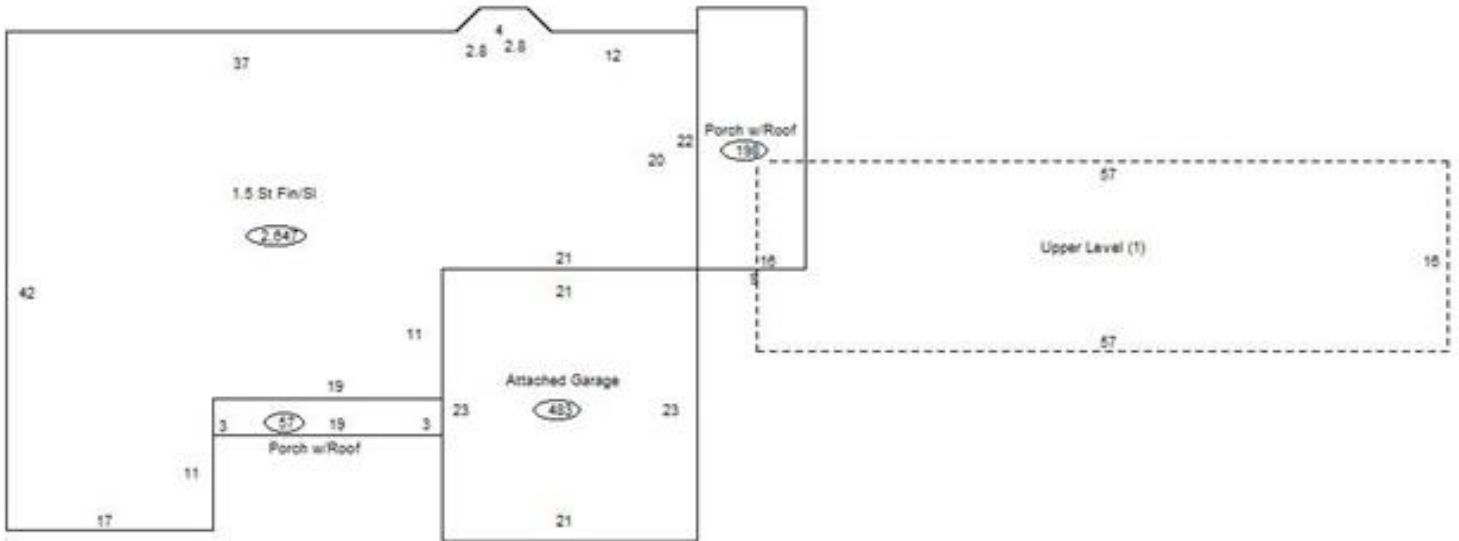
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,735	1.526	2,647
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	57	1.000	57
4	U	^UL		13	Upper Level (1)	912	1.000	912
5	M	PRCH		13	SLBC	198	1.000	198
Total Building Area						1,735		2,647



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1) 25,000		25,000	12,500	12,500

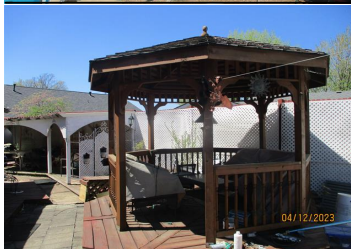
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				



	LT	LEAN-TO	0x0x0			
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (2.92 x)				



	GF	GAZEBO FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (2,950.00 x)				