



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 660004262 Parcel ID 000000-00-0-10515-005-0004 Cadastral ID 05-21-16-08130 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 349049 SALINAS, VALERIA 2020 VALLEY VIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 02020 VALLEY VIEW DR Subdivision WILL ROGERS HGTS II Lot/Block 0004 / 0005 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_0084.JPG 4/13/2023</p>														
Legal Description Lat/Long: 36.33100338 -95.62960833																			
SWLY 5' LOT 3 & ALL LOT 4 BLOCK 5 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></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	No	1,000		/	GITSIT REAL PROPERTY	11/18/2025	185,000	19										
					/	DENBO, JOHN &	09/23/2025	0	10										
					1668/256	DENBO FAMILY LTD-PARTNERSHIP	01/24/2005	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2026		Land Value 85,203	85,203	11%	9,372	Assessed	36,093	3,336.08										
Year Frozen	2005		Improvements 242,920	242,920		26,721	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 328,123	328,123		36,093	Total Taxable	36,093	3,336.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004262	GITSIT REAL PROPERTY			17	316,871	1000	13,277	1,227.00										
2024	2024-660004262	DENBO, JOHN &			17	332,494	1000	13,276	1,227.00										
2023	2023-660004262	DENBO, JOHN &			17	242,735	1000	13,277	1,216.00										
2022	2022-660004262	DENBO, JOHN &			17	233,304	1000	13,277	1,229.00										
2021	2021-660004262	DENBO, JOHN &			17	254,334	1000	13,276	1,172.00										
2020	2020-660004262	DENBO, JOHN &			17	249,978	1000	13,277	1,216.00										
2019	2019-660004262	DENBO, JOHN &			17	242,747	1000	13,276	1,230.00										
2018	2018-660004262	DENBO, JOHN &			17	254,181	1000	13,276	1,227.00										
2017	2017-660004262	DENBO, JOHN &			17	251,581	1000	13,277	1,219.00										
2016	2016-660004262	DENBO, JOHN &			17	245,159	1000	13,277	1,246.00										
2015	2015-660004262	DENBO, JOHN &			17	237,351	1000	13,277	1,197.00										
2014	2014-660004262	DENBO, JOHN &			17	239,533	1000	13,276	1,231.00										
2013	2013-660004262	DENBO, JOHN &			17	229,215	1000	13,276	1,215.00										



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Lot Data		Square-Foot - NBHD 1183 #1		Primary Image					
Lot Size									
Lot Count	1								
Units Buildable	10500								
Non-Ag Acres	0.5422								
Topography									
Street Access									
Utilities									
Amenities	LOT SIZE ADJUSTMENT	0							
		0							
Method	Square-Foot								
Base Lot Value	23,620.00 x 3.61 = 85,203								
Factor Value									
Adjustments	1.0000								
Lot Value	85,203								
Residential Data				\\tsclient\T\TOMMY DUNLAP\New folder (169)\IMG_0084.JPG 4/13/2023					
Type	1 Single Family Residence			GRM Approach					
Condition	3 - Average			GRM Code					
Quality	3.5 - Average			Gross Rent 0.00					
Architecture	R3 Res Nbhd 3			Indicated Value					
Style	100% One Story			Multiple Regression					
Exterior Wall	100% Veneer, Masonry			MRA Code 1 Test					
Base/Total Area	3,131 / 3,131			Adusted R 0.8445					
Style	100% One Story			Indicated Value 366,117 116.93 Per SqFt					
HVAC	100% Warmed & Cooled Air			Direct Comparables					
Roof Cover	1 Composition Shingle			Selection Model A Adam Test					
Area on Slab	3,131			Adjustment Model 1 2022 Residential					
Fixture/RghIn	10 /			Comparables					
Bed/F/H Bath	3 / 2.5 /			Indicated Value					
Basement Area				Value Reconciliation					
Garage Type	700 Attached Garage - Unfinished 2 Stalls			Selected Approach Cost Approach					
Remodel				Improvements 223,420					
Year/Eff Age	1967 / 44			Lot Value 85,203					
Cost Approach		Manual : 01/2025		Indicated Value 308,623 98.57 Per SqFt					
Base Cost	104.57	Total Misc Impr	+ 12,548	Agland Value					
Roofing Adj	+ 4.98	Garage Cost	+ 26,159	Site Improvements 19,500					
Subfloor Adj	+ -3.20	Total RCN	= 433,213	Total Value 328,123 104.80 Total Value Per SqFt					
Heat/Cool Adj	+ 14.47	Depreciation (49%)	- 212,274						
Plumbing Adj	+ 5.18	Lump Sums	+ 2,481						
Basement Adj	+ 0.00	RCNLD	= 223,420						
Adj Base Cost	= 126.00	Lot Value	+ 85,203						
Total Area	x 3,131	Indicated Value	= 308,623						
Adjusted Cost	= 394,506	Value Per SqFt	98.57						
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	
WODO	WOOD DECK - OPEN	10863	18x18		324	19.14	60%	2,481	
PRCH	SLAB PORCH - COVERED	10864	10x7		70	29.31		2,052	
PRCH	SLAB PORCH - COVERED	10865	28x5		140	29.04		4,066	



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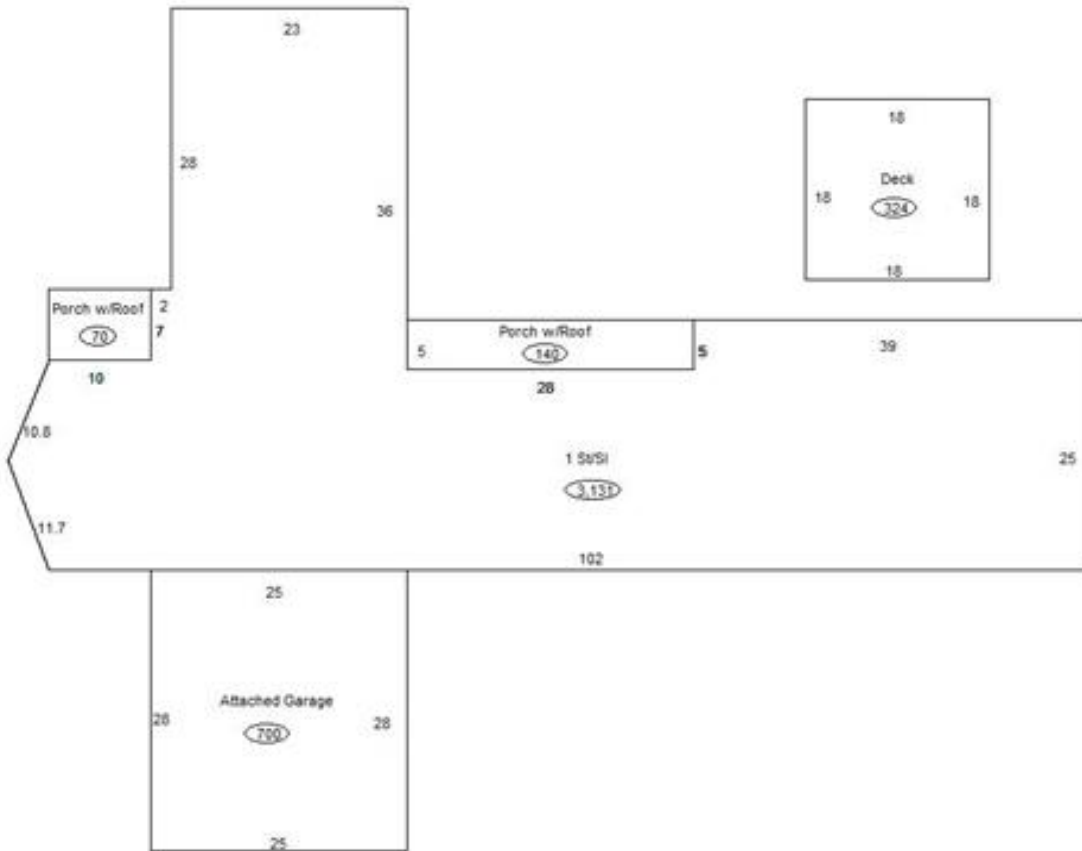
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,131	1.000	3,131
2	G	1		13	Attached Garage	700	1.000	700
3	M	WODO		13	WODO	324	1.000	324
4	M	PRCH		13	SLBC	70	1.000	70
5	M	PRCH		13	SLBC	140	1.000	140
Total Building Area						3,131		3,131



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000		30,000	10,500	19,500