



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 03:28:44
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Assessment Data					Primary Image																																																																																																																				
Account 660004267 Parcel ID 000000-00-0-10515-005-0009 Cadastral ID 05-21-16-08180 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 56924 RODEN, MARY LEE CO TRUSTEE 2000 VALLEY VIEW CLAREMORE OK 74017-0000 Parcel Location Situs 02000 VALLEY VIEW DR Subdivision WILL ROGERS HGTS II Lot/Block 0009 / 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 (172)\IMG_0001.JPG 4/14/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.32981653 -95.63105494 LOT 9 BLOCK 5 WILL ROGERS HGTS II																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10500 Non-Ag Acres 0.4615 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 20,101.00 x 3.76 = 75,526 Factor Value Adjustments 1.0000 Lot Value 75,526		<p>04/14/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0001.JPG 4/14/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,561 / 2,561
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,561
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1966 / 45

Cost Approach				Manual : 01/2025			
Base Cost	100.19	Total Misc Impr	+ 17,668	Roofing Adj	+ 4.37	Garage Cost	+ 15,527
Subfloor Adj	+ -2.19	Total RCN	= 341,898	Heat/Cool Adj	+ 12.64	Depreciation (50%)	- 170,949
Plumbing Adj	+ 5.53	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 170,949
Adj Base Cost	= 120.54	Lot Value	+ 75,526	Total Area	x 2,561	Indicated Value	= 246,475
		Value Per SqFt	96.24	Adjusted Cost	= 308,703		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	246,103	96.10	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables			
Indicated Value	268,100		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,949		
Lot Value	75,526		
Indicated Value	246,475	96.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	246,475	96.24	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	5,615.40	5,615
CPDT	CARPORT - DETACHED	10888	33x24		792	11.36	8,997
PRCH	SLAB PORCH - COVERED	10889	23x5		115	26.57	3,056



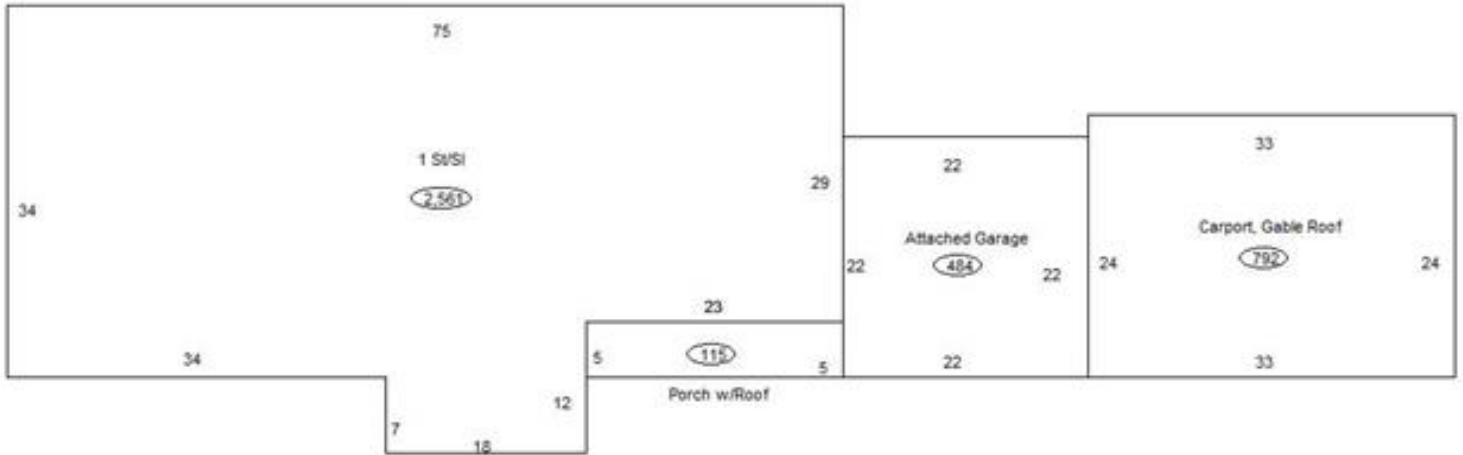
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Sketch Image

660004267



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,561	1.000	2,561
2	G	1		13	Attached Garage	484	1.000	484
3	G	3		13	Carport, Gable Roof	792	1.000	792
4	M	PRCH		13	SLBC	115	1.000	115
Total Building Area						2,561		2,561