



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 660004268 Parcel ID 000000-00-0-10520-001-0001 Cadastral ID 05-21-16-08190 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 67574 VRSKA, RANDY W & JEANETTE S FAMILY TRUST 605 COMANCHE TRL SOUTH FORK CO 81154-0000 Parcel Location Situs 01926 VALLEY VIEW DR Subdivision WILL ROGERS HGTS III Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2019-10-30\IMG_0100.JPG 11/7/2019</p>																																																	
Legal Description Lot/Long: 36.32951029 -95.63107366																																																						
LOT 1 BLOCK 1 WILL ROGERS HGTS III					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	950/593	FIRST FEDERAL SAVINGS	03/10/1994	125,000	Yes																																													
					925/242	OSTEEN, GEORGE H &	08/14/1993	0	No																																													
					860/885			145,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 70,402</td> <td>34,092</td> <td>11%</td> <td>3,750</td> <td>Assessed</td> <td>23,333</td> <td>2,156.67</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 191,880</td> <td>178,023</td> <td> </td> <td>19,583</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 262,282</td> <td>212,115</td> <td> </td> <td>23,333</td> <td>Total Taxable</td> <td>22,333</td> <td>2,064.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 70,402	34,092	11%	3,750	Assessed	23,333	2,156.67	Year Frozen	0	Improvements 191,880	178,023		19,583	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 262,282	212,115		23,333	Total Taxable	22,333	2,064.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004268	VRSKA, RANDY W & JEANETTE S	17	254,616	1000	21,653	2,001.00																																															
2024	2024-660004268	VRSKA, RANDY W & JEANETTE S	17	274,204	1000	20,993	1,940.00																																															
2023	2023-660004268	VRSKA, RANDY W & JEANETTE S	17	197,068	1000	20,352	1,864.00																																															
2022	2022-660004268	VRSKA, RANDY W & JEANETTE S	17	188,463	1000	19,731	1,826.00																																															
2021	2021-660004268	VRSKA, RANDY W & JEANETTE S	17	204,898	1000	21,539	1,902.00																																															
2020	2020-660004268	VRSKA, RANDY W & JEANETTE S	17	206,235	1000	20,922	1,916.00																																															
2019	2019-660004268	VRSKA, RANDY W &	17	193,486	1000	20,283	1,879.00																																															
2018	2018-660004268	VRSKA, RANDY W &	17	199,611	1000	20,895	1,931.00																																															
2017	2017-660004268	VRSKA, RANDY W &	17	197,875	1000	20,257	1,860.00																																															
2016	2016-660004268	VRSKA, RANDY W &	17	192,395	1000	19,638	1,843.00																																															
2015	2015-660004268	VRSKA, RANDY W &	17	185,515	1000	19,037	1,717.00																																															
2014	2014-660004268	VRSKA, RANDY W &	17	189,228	1000	18,453	1,711.00																																															
2013	2013-660004268	VRSKA, RANDY W &	17	177,711	0	18,887	1,728.00																																															



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	13439		
Non-Ag Acres	0.4187		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	18,238.00 x 3.86 = 70,402		
Factor Value			
Adjustments	1.0000		
Lot Value	70,402		



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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, Stone
Base/Total Area	1,977 / 1,977
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.5 /
Basement Area	1,977 Total
Garage Type	702 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1974 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	229,483	116.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	5,130		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.69	Total Misc Impr	+ 7,326
Roofing Adj	+ 4.60	Garage Cost	+ 20,990
Subfloor Adj	+ 0.00	Total RCN	= 346,692
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 159,478
Plumbing Adj	+ 11.23	Lump Sums	+ 4,666
Basement Adj	+ 21.88	RCNLD	= 191,880
Adj Base Cost	= 161.04	Lot Value	+ 70,402
Total Area	x 1,977	Indicated Value	= 262,282
Adjusted Cost	= 318,376	Value Per SqFt	132.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,880		
Lot Value	70,402		
Indicated Value	262,282	132.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	262,282	132.67	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
PRCH	SLAB PORCH - COVERED	10892	8x8		64	26.73		1,711
WODO	WOOD DECK - OPEN	10893	16x14		224	20.83		4,666



Rogers

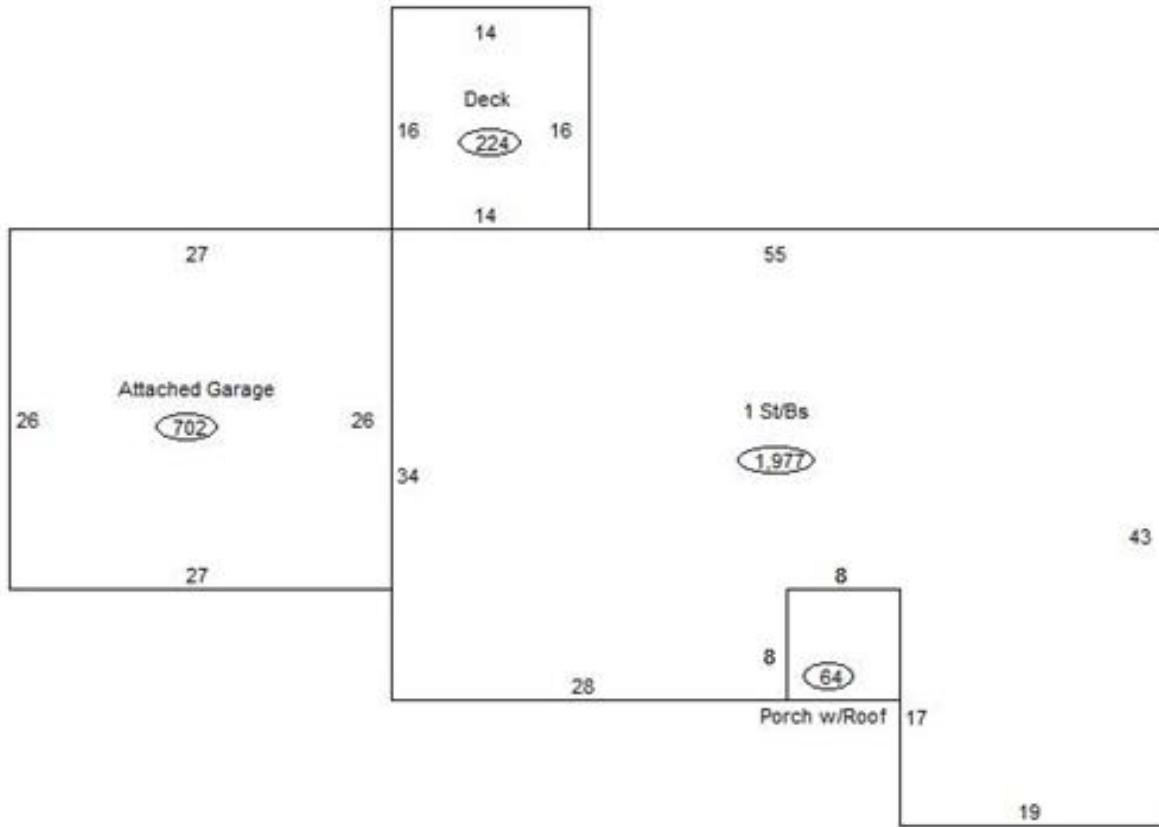
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1 St/Bs	1,977	1.000	1,977
2	G	1		13	Attached Garage	702	1.000	702
3	M	PRCH		13	SLBC	64	1.000	64
4	M	WODO		13	WODO	224	1.000	224
Total Building Area						1,977		1,977