



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 18:24:05  
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Assessment Data					Primary Image				
Account	660004269				<p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0005.JPG 4/14/2023</p>				
Parcel ID	000000-00-0-10520-001-0002								
Cadastral ID	05-21-16-08200								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	17 - CLAREMORE OT								
Name ID	301708								
BRYAN, V DEWAYNE &									
ANNA L RODGERS									
1922 VALLEY VIEW DR									
CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01922 VALLEY VIEW DR								
Subdivision	WILL ROGERS HGTS III								
Lot/Block	0002 / 0001	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: 36.32927514 -95.63114174									
LOT 2 BLOCK 1 WILL ROGERS HGTS III									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2066/712	WILLIS, MATTHEW A	10/30/2009	204,000	YES					
1010/772	WILSON, DONALD W	12/20/1995	127,000	Yes					
842/861			0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2010	Land Value	66,011	50,723	11%	5,580	Assessed	29,253 2,703.85	
Year Frozen	0	Improvements	221,343	215,213		23,673	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	287,354	265,936		29,253	Total Taxable	28,253 2,611.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004269	BRYAN, V DEWAYNE &	17	276,419	1000	27,401	2,533.00		
2024	2024-660004269	BRYAN, V DEWAYNE &	17	273,916	1000	26,573	2,456.00		
2023	2023-660004269	BRYAN, V DEWAYNE &	17	244,120	1000	25,771	2,361.00		
2022	2022-660004269	BRYAN, V DEWAYNE &	17	236,282	1000	24,991	2,313.00		
2021	2021-660004269	BRYAN, V DEWAYNE &	17	249,943	1000	26,211	2,314.00		
2020	2020-660004269	BRYAN, V DEWAYNE &	17	248,461	1000	25,419	2,328.00		
2019	2019-660004269	BRYAN, V DEWAYNE &	17	233,173	1000	24,649	2,283.00		
2018	2018-660004269	BRYAN, V DEWAYNE &	17	240,572	1000	24,259	2,242.00		
2017	2017-660004269	BRYAN, V DEWAYNE &	17	238,401	1000	23,523	2,160.00		
2016	2016-660004269	BRYAN, V DEWAYNE &	17	229,255	1000	22,809	2,141.00		
2015	2015-660004269	BRYAN, V DEWAYNE &	17	223,658	1000	22,115	1,995.00		
2014	2014-660004269	BRYAN, V DEWAYNE &	17	229,890	1000	21,442	1,988.00		
2013	2013-660004269	BRYAN, V DEWAYNE &	17	220,493	1000	20,789	1,902.00		



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	12658		
Non-Ag Acres	0.382		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	16,641.00 x 3.97 = 66,011		
Factor Value			
Adjustments	1.0000		
Lot Value	66,011		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% Two Story
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Vinyl
Base/Total Area	1,899 / 3,357
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,899
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	312 Built-In Garage 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	299,861	89.32	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables			
Indicated Value	132,350		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	83.57	Total Misc Impr	+ 31,273
Roofing Adj	+ 2.69	Garage Cost	+ 9,766
Subfloor Adj	+ -1.27	Total RCN	= 388,321
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	- 166,978
Plumbing Adj	+ 5.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 221,343
Adj Base Cost	= 103.45	Lot Value	+ 66,011
Total Area	x 3,357	Indicated Value	= 287,354
Adjusted Cost	= 347,282	Value Per SqFt	85.60

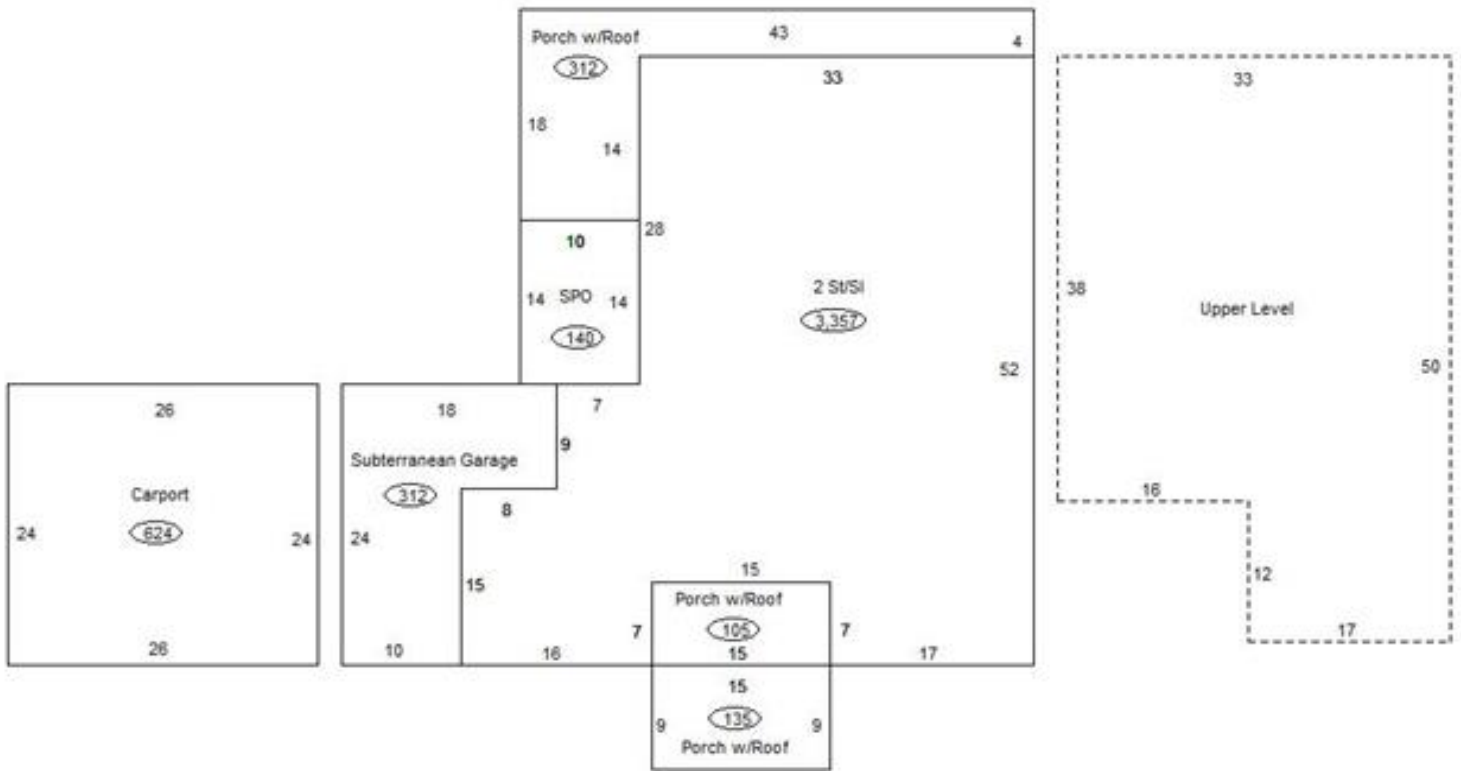
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	221,343		
Lot Value	66,011		
Indicated Value	287,354	85.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	287,354	85.60	Total Value Per SqFt

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	10897	26x24		624	11.36		7,089
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	10898	14x10		140	29.29		4,101
PRCH	SLAB PORCH - COVERED	10899	312		312	25.95		8,096
PRCH	SLAB PORCH - COVERED	10900	15x7		105	26.60		2,793
PRCH	SLAB PORCH - COVERED	10901	15x9		135	26.51		3,579



Sketch Image

660004269



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,899	1.768	3,357
2	U	^UL	Overhang	13	Upper Level	1,458	1.000	1,458
3	G	8		13	Subterranean Garage	312	1.000	312
4	M	CPDT		13	Carport	624	1.000	624
5	M	EPKS		13	Screen Porch	140	1.000	140
6	M	PRCH		13	SLBC	312	1.000	312
7	M	PRCH		13	SLBC	105	1.000	105
8	M	PRCH		13	SLBC	135	1.000	135
<b>Total Building Area</b>						<b>1,899</b>		<b>3,357</b>