



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:13:08
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Assessment Data					Primary Image																																		
Account 660004271 Parcel ID 000000-00-0-10520-001-0004 Cadastral ID 05-21-16-08220 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 292591 MSJV-OK LLC 115 N CHEROKEE CLAREMORE OK 74017-0000 Parcel Location Situs 01914 VALLEY VIEW DR Subdivision WILL ROGERS HGTS III Lot/Block 0004 / 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 Lot/Long: 36.32873510 -95.63076241					Building Permits																																		
LOT 4 BLOCK 1 WILL ROGERS HGTS III					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																														
					2244/194	ARMAND LOCKE REMAINDER	05/03/2012	0	4																														
					2226/371	MSJV-OK LLC	12/31/2011	0	4																														
					1791/613	YORK, DICK CO-TRUSTEE &	06/29/2006	0	4																														
					1119/223	CARTER, TERRY L & WAYNE M	06/26/1998	76,000	Yes																														
					879/284		04/16/1992	0	No																														
					779/478			0	No																														
Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																														
Remove Cap	1999	Land Value	52,351	31,412	11%	3,455	Assessed	15,261	1,410.57																														
Year Frozen	0	Improvements	109,898	107,328		11,806	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																														
TIF Project ID	0	Total Value	162,249	138,740		15,261	Total Taxable	15,261	1,411.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																
2025	2025-660004271	MSJV-OK LLC	17	158,635	0	14,535	1,343.00																																
2024	2024-660004271	MSJV-OK LLC	17	163,195	0	13,843	1,279.00																																
2023	2023-660004271	MSJV-OK LLC	17	127,100	0	13,183	1,208.00																																
2022	2022-660004271	MSJV-OK LLC	17	114,143	0	12,556	1,162.00																																
2021	2021-660004271	MSJV-OK LLC	17	123,709	0	13,608	1,202.00																																
2020	2020-660004271	MSJV-OK LLC	17	121,758	0	13,393	1,226.00																																
2019	2019-660004271	MSJV-OK LLC	17	116,304	0	12,793	1,185.00																																
2018	2018-660004271	MSJV-OK LLC	17	121,100	0	13,321	1,231.00																																
2017	2017-660004271	MSJV-OK LLC	17	120,096	0	13,211	1,213.00																																
2016	2016-660004271	MSJV-OK LLC	17	117,083	0	12,879	1,209.00																																
2015	2015-660004271	MSJV-OK LLC	17	115,944	0	12,754	1,150.00																																
2014	2014-660004271	MSJV-OK LLC	17	116,901	0	12,766	1,184.00																																
2013	2013-660004271	MSJV-OK LLC	17	110,683	0	12,158	1,113.00																																



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	11484	
Non-Ag Acres	0.268	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,674.00 x 4.48 = 52,351	
Factor Value		
Adjustments	1.0000	
Lot Value	52,351	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,456 / 1,456
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,456
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	157,897	108.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	178,620		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.56	Total Misc Impr	+	15,067			
Roofing Adj	+ 4.26	Garage Cost	+	14,160			
Subfloor Adj	+ -1.12	Total RCN	=	207,354			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	97,456			
Plumbing Adj	+ 7.17	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	109,898			
Adj Base Cost	= 122.34	Lot Value	+	52,351			
Total Area	x 1,456	Indicated Value	=	162,249			
Adjusted Cost	= 178,127	Value Per SqFt		111.43			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,898		
Lot Value	52,351		
Indicated Value	162,249	111.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	162,249	111.43	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	10910	29x6		174	23.66		4,117
PATO	SLAB PORCH - OPEN	10911	20x14		280	8.71		2,439
PATO	SLAB PORCH - OPEN	10912	30x14		420	8.13		3,415



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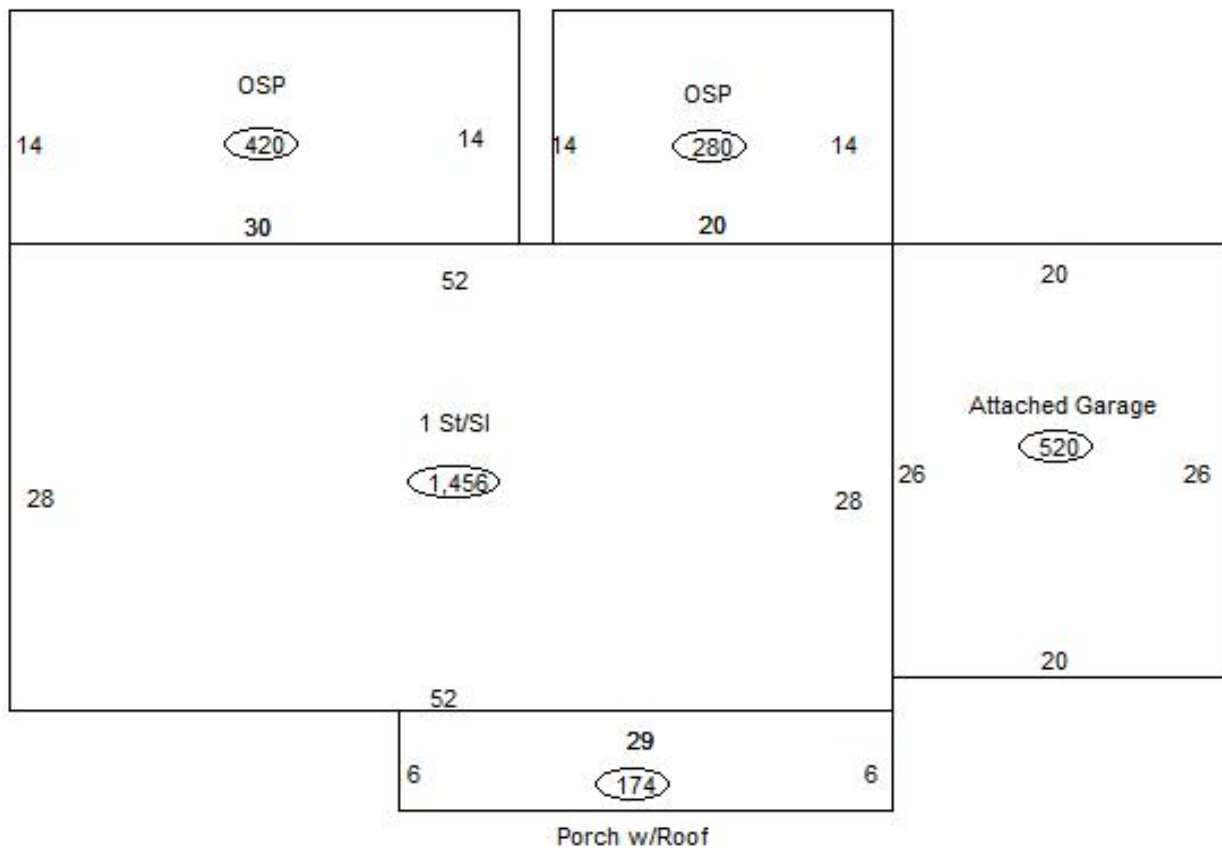
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Sketch Image

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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	1,456	1.000	1,456
2	G	1		13	Attached Garage	520	1.000	520
3	M	PRCH		13	SLBC	174	1.000	174
4	M	PATO		13	Open Slab	280	1.000	280
5	M	PATO		13	Open Slab	420	1.000	420
Total Building Area						1,456		1,456