



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:19:58
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Assessment Data					Primary Image																																																																																																																				
Account 660004273 Parcel ID 000000-00-0-10520-001-0006 Cadastral ID 05-21-16-08240 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 348810 WEAVER, WAYLON JAMES COOK & TOCCARA JEAN COOK WEAVER 1906 VALLEY VIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 01906 VALLEY VIEW DR Subdivision WILL ROGERS HGTS III Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	11681		
Non-Ag Acres	0.2619		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	11,408.00 x 4.52 = 51,620		
Factor Value			
Adjustments	1.9430		
Lot Value	100,299		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,566 / 1,566
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,566
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 34

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	167,339 106.86 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	184,320 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	124,201
Lot Value	100,299
Indicated Value	224,500 143.36 Per SqFt
Agland Value	
Site Improvements	
Total Value	224,500 143.36 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.69	Total Misc Impr	+ 6,898				
Roofing Adj	+ 4.18	Garage Cost	+ 14,575				
Subfloor Adj	+ -1.09	Total RCN	= 217,599				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 95,744				
Plumbing Adj	+ 8.99	Lump Sums	+ 2,346				
Basement Adj	+ 0.00	RCNLD	= 124,201				
Adj Base Cost	= 125.24	Lot Value	+ 100,299				
Total Area	x 1,566	Indicated Value	= 224,500				
Adjusted Cost	= 196,126	Value Per SqFt	143.36				

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	10921	15x5		75	24.03		1,802
WODO	WOOD DECK - OPEN	10922	263		263	17.84	50%	2,346



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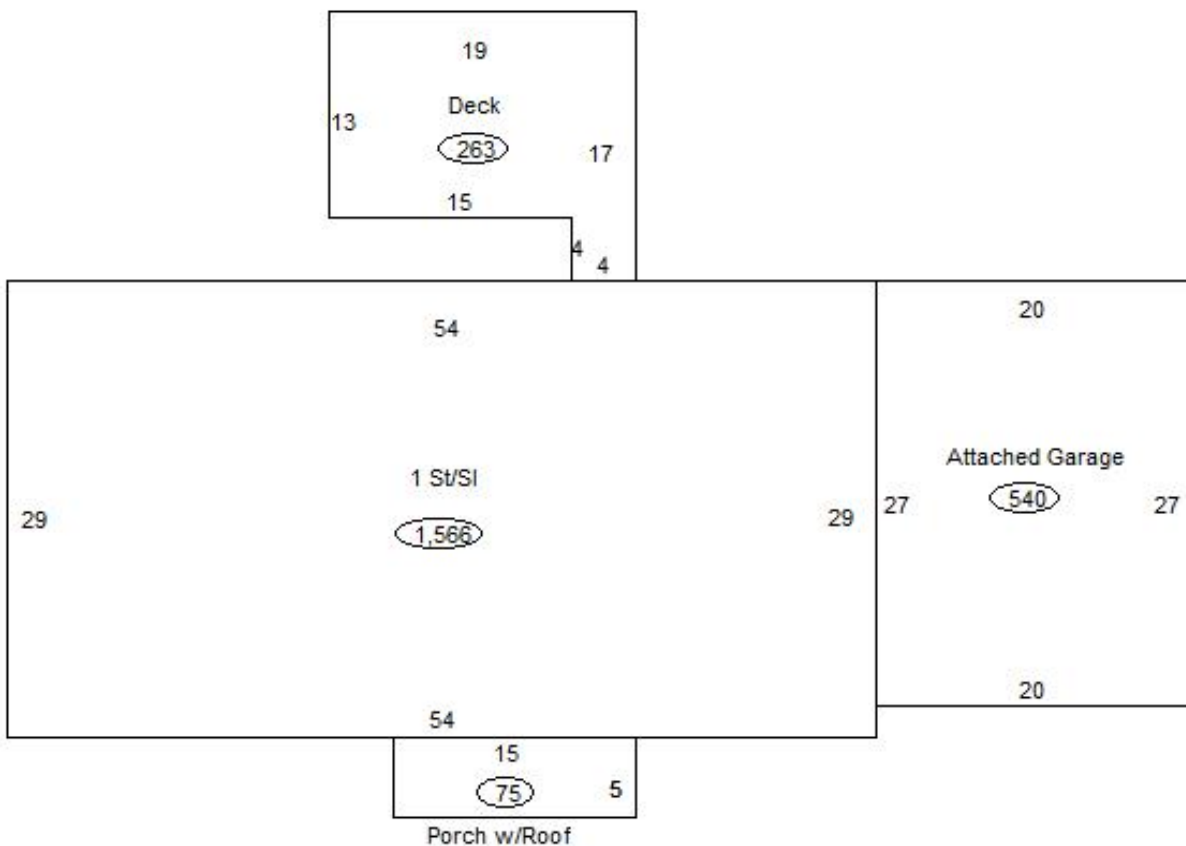
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Sketch Image

660004273



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,566	1.000	1,566
2	G	1		13	Attached Garage	540	1.000	540
3	M	PRCH		13	SLBC	75	1.000	75
4	M	WODO		13	WODO	263	1.000	263
Total Building Area						1,566		1,566