



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:08:41
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Assessment Data					Primary Image																																																																																																																				
Account 660004276 Parcel ID 000000-00-0-10520-001-0009 Cadastral ID 05-21-16-08270 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 324694 PARADOX PROPERTIES LLC C/O LARRY A & JUDITH A RILEY FAMILY TRUST 22515 S DOGWOOD CT CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 01516 VALLEY VIEW DR Subdivision WILL ROGERS HGTS III Lot/Block 0009 / 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: 36.32782159 -95.62961768					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	11962		
Non-Ag Acres	0.2777		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	12,095.00 x 4.42 = 53,509		
Factor Value			
Adjustments	1.0000		
Lot Value	53,509		



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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	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,852 / 1,852
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,852
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	179,790 97.08 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	192,100 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	131,507
Lot Value	53,509
Indicated Value	185,016 99.90 Per SqFt
Agland Value	
Site Improvements	
Total Value	185,016 99.90 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.28	Total Misc Impr	+ 8,148
Roofing Adj	+ 4.04	Garage Cost	+ 13,345
Subfloor Adj	+ -1.08	Total RCN	= 246,159
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 115,695
Plumbing Adj	+ 7.60	Lump Sums	+ 1,043
Basement Adj	+ 0.00	RCNLD	= 131,507
Adj Base Cost	= 121.31	Lot Value	+ 53,509
Total Area	x 1,852	Indicated Value	= 185,016
Adjusted Cost	= 224,666	Value Per SqFt	99.90

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	10933	16x8		128	23.84		3,052
WODO	WOOD DECK - OPEN	10934	20x10		200	20.85	75%	1,043



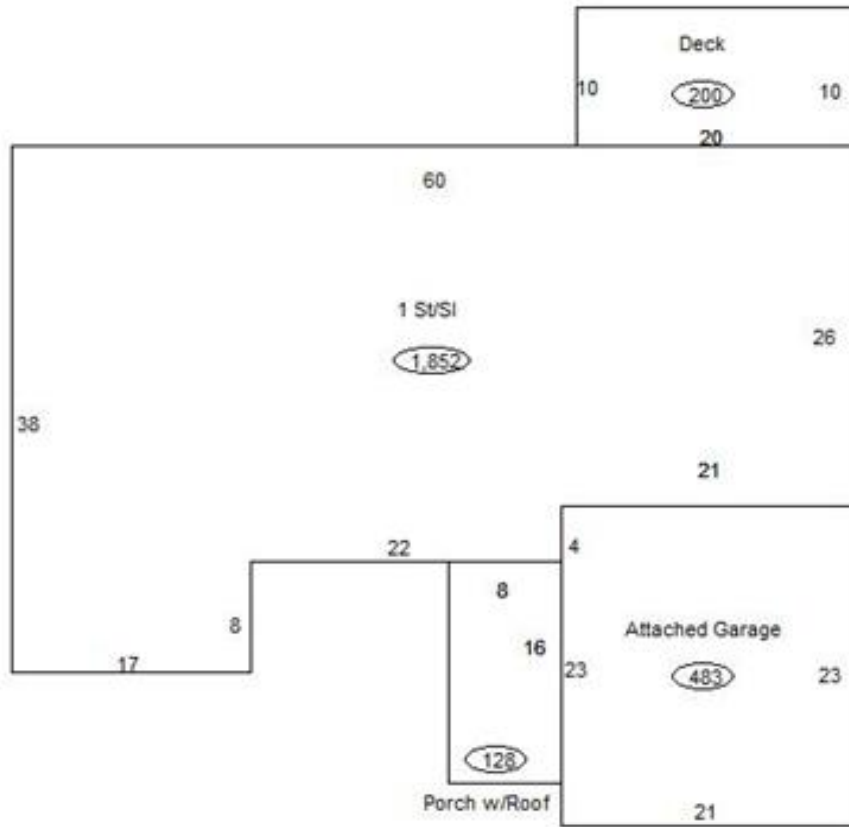
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Sketch Image

660004276



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,852	1.000	1,852
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	128	1.000	128
4	M	WODO		13	WODO	200	1.000	200
Total Building Area						1,852		1,852