



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:58:18
Page 1

Assessment Data					Primary Image														
Account 660004280 Parcel ID 000000-00-0-10520-002-0002 Cadastral ID 05-21-16-08310 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 56224 RAHN, ERIC & MICHELLE 1911 VALLEY VIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 01911 VALLEY VIEW DR Subdivision WILL ROGERS HGTS III Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0025.JPG 4/14/2023</p>														
Legal Description Lat/Long: 36.32816590 -95.63113965																			
LOT 2 BLOCK 2 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax											
Remove Cap	0	Land Value 72,696	31,125	11%	3,424	Assessed	20,876	1,929.57											
Year Frozen	0	Improvements 167,107	158,655		17,452	Penalty	0												
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00											
TIF Project ID	0	Total Value 239,803	189,780		20,876	Total Taxable	19,876	1,837.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660004280	RAHN, ERIC &	17	237,766	1000	19,268	1,781.00												
2024	2024-660004280	RAHN, ERIC &	17	242,270	1000	18,677	1,726.00												
2023	2023-660004280	RAHN, ERIC &	17	180,126	1000	18,104	1,658.00												
2022	2022-660004280	RAHN, ERIC &	17	168,619	1000	17,548	1,624.00												
2021	2021-660004280	RAHN, ERIC &	17	182,255	1000	18,851	1,665.00												
2020	2020-660004280	RAHN, ERIC &	17	181,429	1000	18,273	1,673.00												
2019	2019-660004280	RAHN, ERIC &	17	170,105	1000	17,712	1,640.00												
2018	2018-660004280	RAHN, ERIC &	17	176,077	1000	18,368	1,697.00												
2017	2017-660004280	RAHN, ERIC &	17	174,575	1000	18,203	1,672.00												
2016	2016-660004280	RAHN, ERIC &	17	169,924	1000	17,692	1,661.00												
2015	2015-660004280	RAHN, ERIC &	17	167,560	1000	17,432	1,572.00												
2014	2014-660004280	RAHN, ERIC &	17	167,560	1000	17,432	1,616.00												
2013	2013-660004280	RAHN, ERIC &	17	169,561	1000	16,904	1,547.00												



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:58:18
 Page 2

Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	16074		
Non-Ag Acres	0.4378		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	19,072.00 x 3.81 = 72,696		
Factor Value			
Adjustments	1.0000		
Lot Value	72,696		



\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0025.JPG 4/14/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% Split Level
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,335 / 2,360
Style	100% Split Level
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,335
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	650 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	283,789 120.25 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	277,710 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	167,107
Lot Value	72,696
Indicated Value	239,803 101.61 Per SqFt
Agland Value	
Site Improvements	
Total Value	239,803 101.61 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.82	Total Misc Impr	+ 13,757
Roofing Adj	+ 3.24	Garage Cost	+ 24,544
Subfloor Adj	+ -2.07	Total RCN	= 321,359
Heat/Cool Adj	+ 14.47	Depreciation (48%)	- 154,252
Plumbing Adj	+ 9.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 167,107
Adj Base Cost	= 119.94	Lot Value	+ 72,696
Total Area	x 2,360	Indicated Value	= 239,803
Adjusted Cost	= 283,058	Value Per SqFt	101.61

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	10951	32x8		256	28.62		7,327



Rogers

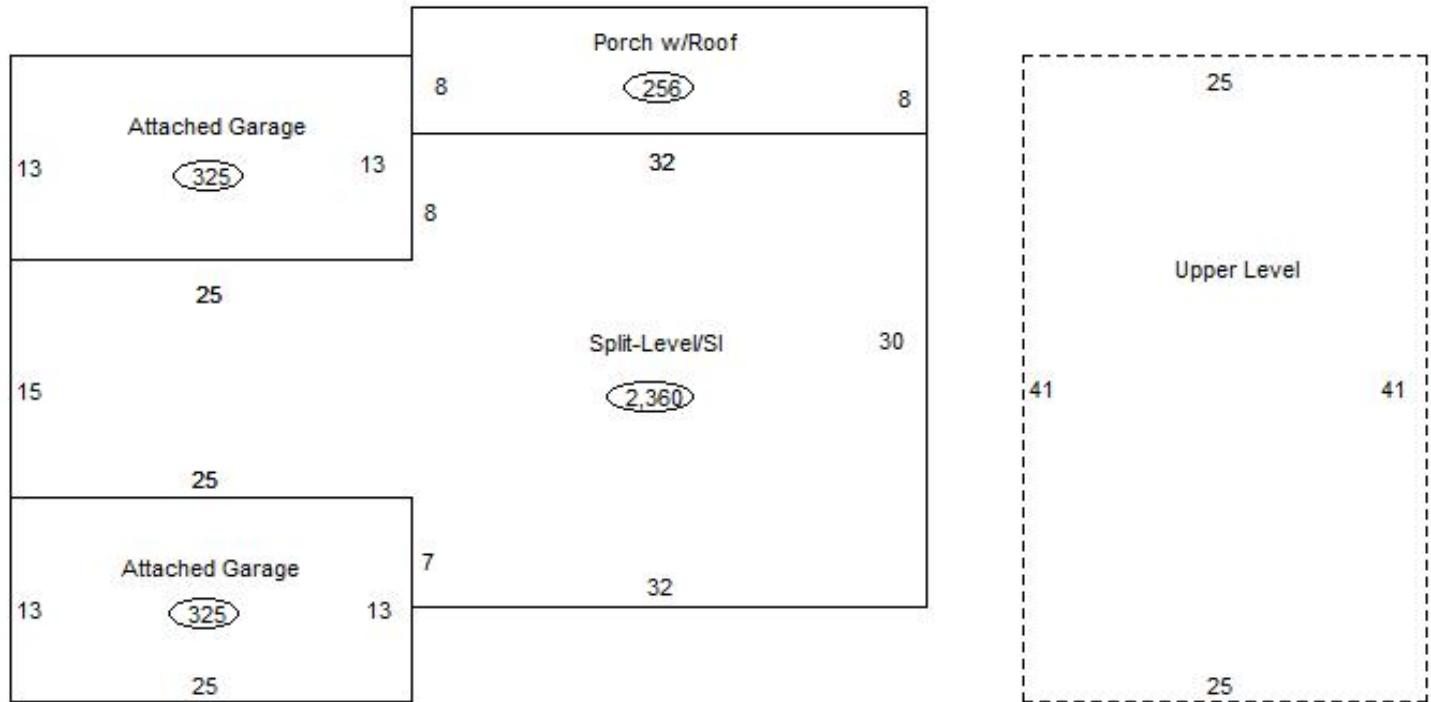
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:58:18
 Page 3

Sketch Image

660004280



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	4	Slab	13	Split-Level/Sl	1,335	1.768	2,360
2	G	1		13	Attached Garage	325	1.000	325
3	G	1		13	Attached Garage	325	1.000	325
4	M	PRCH		13	SLBC	256	1.000	256
5	U	^UL	Overhang	13	Upper Level	1,025	1.000	1,025
Total Building Area						1,335		2,360