



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660004281								
Parcel ID	000000-00-0-10520-002-0003								
Cadastral ID	05-21-16-08320								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	274608								
ESTES, TEDDY B & VIRGINIA K									
1907 VALLEY VIEW DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01907 VALLEY VIEW DR								
Subdivision	WILL ROGERS HGTS III								
Lot/Block	0003 / 0002	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: 36.32783720 -95.63096793									
Building Permits									
LOT 3 BLOCK 2 WILL ROGERS HGTS III									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1234/916	BROWN, GLEN & REBA	06/29/2000	187,500	No
					870/595	SELLER	01/03/1992	110,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2001	Land Value	92,779	31,209	11%	3,433	Assessed	24,835	2,295.50
Year Frozen	0	Improvements	219,992	194,559		21,402	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	312,771	225,768		24,835	Total Taxable	23,835	2,203.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004281	ESTES, TEDDY B & VIRGINIA K	17	306,703	1000	23,112	2,136.00		
2024	2024-660004281	ESTES, TEDDY B & VIRGINIA K	17	309,674	1000	22,409	2,071.00		
2023	2023-660004281	ESTES, TEDDY B & VIRGINIA K	17	217,501	1000	21,727	1,990.00		
2022	2022-660004281	ESTES, TEDDY B & VIRGINIA K	17	200,594	1000	21,065	1,950.00		
2021	2021-660004281	ESTES, TEDDY B & VIRGINIA K	17	213,618	1000	22,342	1,973.00		
2020	2020-660004281	ESTES, TEDDY B & VIRGINIA K	17	210,205	1000	21,662	1,984.00		
2019	2019-660004281	ESTES, TEDDY B & VIRGINIA K	17	200,016	1000	21,002	1,945.00		
2018	2018-660004281	ESTES, TEDDY B & VIRGINIA K	17	206,691	1000	21,578	1,994.00		
2017	2017-660004281	ESTES, TEDDY B & VIRGINIA K	17	204,742	1000	20,921	1,921.00		
2016	2016-660004281	ESTES, TEDDY B & VIRGINIA K	17	199,615	1000	20,282	1,904.00		
2015	2015-660004281	ESTES, TEDDY B & VIRGINIA K	17	194,139	1000	19,663	1,773.00		
2014	2014-660004281	ESTES, TEDDY B & VIRGINIA K	17	197,182	1000	19,061	1,768.00		
2013	2013-660004281	ESTES, TEDDY B & VIRGINIA K	17	185,977	1000	18,476	1,691.00		



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	21128	
Non-Ag Acres	0.6055	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	26,375.00 x 3.52 = 92,779	
Factor Value		
Adjustments	1.0000	
Lot Value	92,779	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	R3 Res Nbhd 3
Style	100% Split Level
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,833 / 2,670
Style	100% Split Level
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,833
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	621 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	350,924	131.43	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	302,600 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.83	Total Misc Impr	+	22,826			
Roofing Adj	+ 4.14	Garage Cost	+	28,802			
Subfloor Adj	+ -3.32	Total RCN	=	379,531			
Heat/Cool Adj	+ 16.31	Depreciation (45%)	-	170,789			
Plumbing Adj	+ 6.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	208,742			
Adj Base Cost	= 122.81	Lot Value	+	92,779			
Total Area	x 2,670	Indicated Value	=	301,521			
Adjusted Cost	= 327,903	Value Per SqFt		112.93			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	208,742		
Lot Value	92,779		
Indicated Value	301,521	112.93	Per SqFt
Agland Value			
Site Improvements	11,250		
Total Value	312,771	117.14	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	10955	9x3		27	33.11		894
SUN	Sunroom	10956	27x17		459	32.00		14,688



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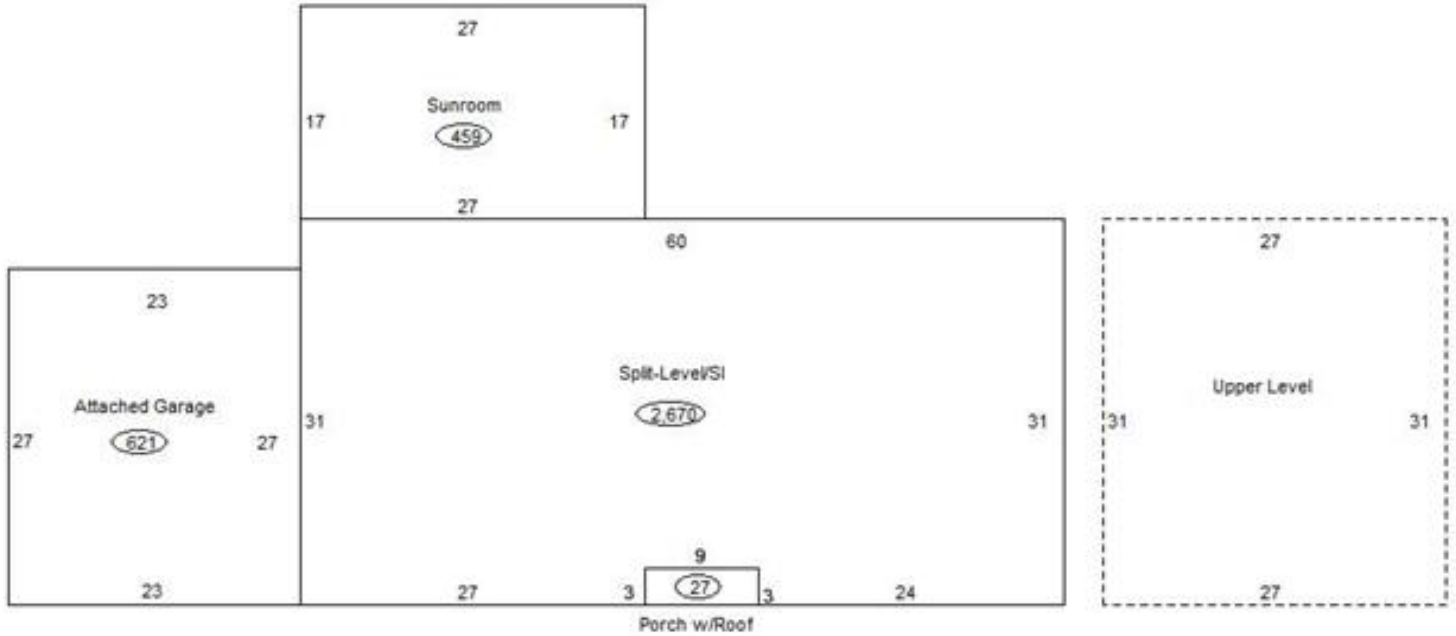
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	4	Slab	13	Split-Level/SI	1,833	1.457	2,670
2	G	1		13	Attached Garage	621	1.000	621
3	M	PRCH		13	SLBC	27	1.000	27
4	M	SUN		13	Sunroom	459	1.000	459
5	U	^UL	Overhang	13	Upper Level	837	1.000	837
Total Building Area						1,833		2,670



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	13,750	11,250