



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004303 <b>Parcel ID</b> 000000-00-0-10520-004-0002 <b>Cadastral ID</b> 05-21-16-08540 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 348844 WILLIAMS, C L REVOCABLE LIVING TRUST  1517 VALLEY VIEW DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01517 VALLEY VIEW DR <b>Subdivision</b> WILL ROGERS HGTS III <b>Lot/Block</b> 0002 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0029.JPG 4/14/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.32736455 -95.62975113 LOT 2 BLOCK 4 WILL ROGERS HGTS III																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 10229 <b>Non-Ag Acres</b> 0.3153 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LOT SIZE ADJUSTMENT 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 13,735.00 x 4.22 = 58,019 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 58,019		<p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0029.JPG 4/14/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,452 / 1,452
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,452
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	594 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1975 / 38

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	111.01	<b>Total Misc Impr</b>	+ 12,167
<b>Roofing Adj</b>	+ 4.46	<b>Garage Cost</b>	+ 15,670
<b>Subfloor Adj</b>	+ -1.18	<b>Total RCN</b>	= 220,880
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 47%)</b>	- 103,814
<b>Plumbing Adj</b>	+ 7.19	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 117,066
<b>Adj Base Cost</b>	= 132.95	<b>Lot Value</b>	+ 58,019
<b>Total Area</b>	x 1,452	<b>Indicated Value</b>	= 175,085
<b>Adjusted Cost</b>	= 193,043	<b>Value Per SqFt</b>	120.58

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	164,265	113.13	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	190,190		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	117,066		
<b>Lot Value</b>	58,019		
<b>Indicated Value</b>	175,085	120.58	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	175,085	120.58	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	11042		60	60	24.08	1,445
PRCH	SLAB PORCH - COVERED	11043	20x12		240	23.44	5,626



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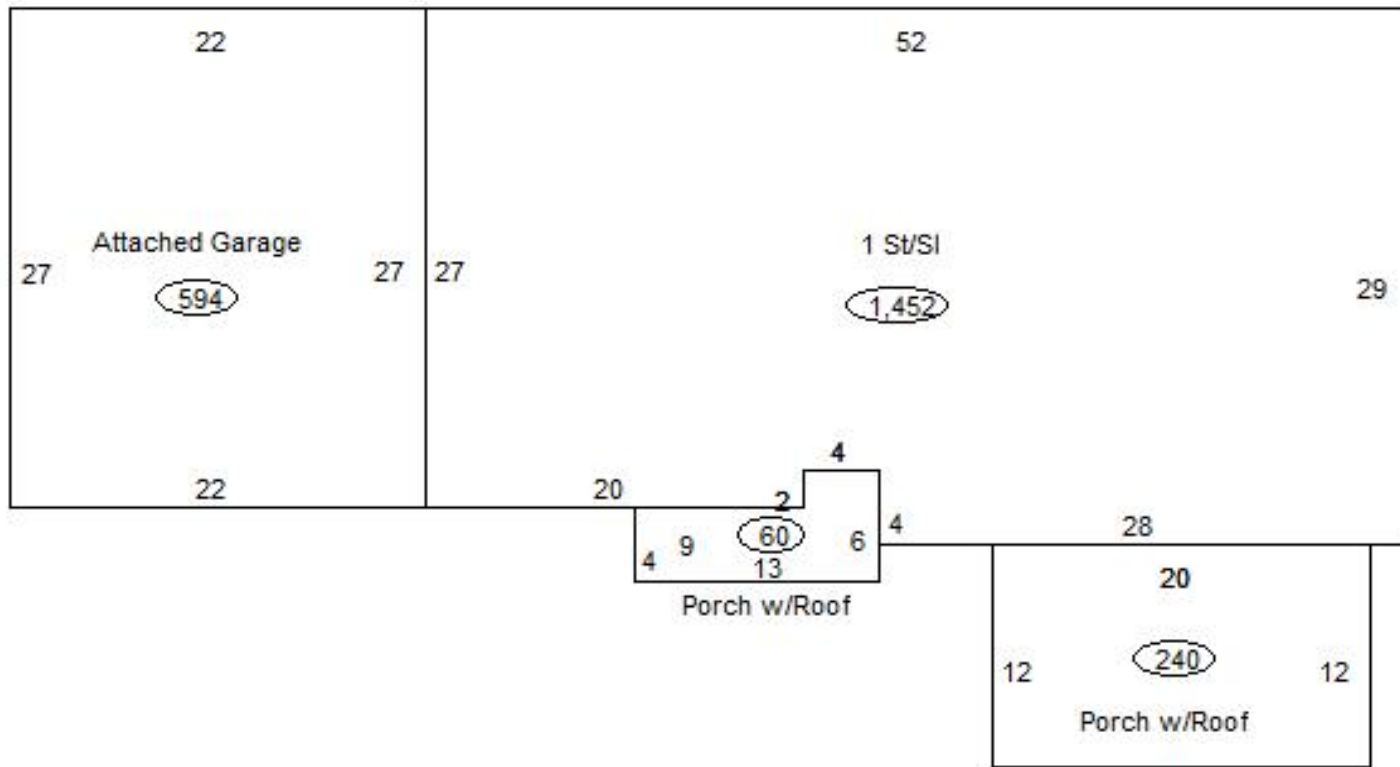
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### Sketch Image

660004303



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,452	1.000	1,452
2	G	1		13	Attached Garage	594	1.000	594
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	240	1.000	240
<b>Total Building Area</b>						1,452		1,452