




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:57:59  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004304 <b>Parcel ID</b> 000000-00-0-10520-004-0003 <b>Cadastral ID</b> 05-21-16-08550 <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> 312877 KREBS, DIANE E & GAILA JEANNE KREBS  1513 W VALLEY VIEW DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01513 VALLEY VIEW DR <b>Subdivision</b> WILL ROGERS HGTS III <b>Lot/Block</b> 0003 / 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_0030.JPG 4/14/2023</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.32734776 -95.62936402 LOT 3 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> 13351 <b>Non-Ag Acres</b> 0.3228 <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> 14,061.00 x 4.19 = 58,916 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 58,916		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0030.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>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,772 / 1,772
<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>	1,772
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	552 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1974 / 39

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>	179,245	101.15	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	4		
<b>Indicated Value</b>	217,100		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.26	<b>Total Misc Impr</b>	+	10,678			
<b>Roofing Adj</b>	+ 4.37	<b>Garage Cost</b>	+	14,821			
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	244,943			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 48%)</b>	-	117,573			
<b>Plumbing Adj</b>	+ 5.89	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	127,370			
<b>Adj Base Cost</b>	= 123.84	<b>Lot Value</b>	+	58,916			
<b>Total Area</b>	x 1,772	<b>Indicated Value</b>	=	186,286			
<b>Adjusted Cost</b>	= 219,444	<b>Value Per SqFt</b>		105.13			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	127,370		
<b>Lot Value</b>	58,916		
<b>Indicated Value</b>	186,286	105.13	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	186,286	105.13	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	11046		36	36	24.16		870
PRCH	SLAB PORCH - COVERED	11047	20x10		200	23.56		4,712

