



# 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	660004337								
Parcel ID	000000-00-0-10525-002-0013								
Cadastral ID	05-21-16-08880								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	328095								
VALKEITH, JUANITA M									
1458 PARADISE PARKWAY CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01458 PARADISE PKWY								
Subdivision	WILL ROGERS HGTS IV								
Lot/Block	0013 / 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: 36.32527407 -95.62724948									
Building Permits									
LOT 13 BLOCK 2 WILL ROGERS HGTS IV									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	STEINBROOK, WILLIAM GARRETT &	06/21/2019	145,000	YES
					2315/218	CAUTHRON, MARSHA DIANNE &	03/26/2013	123,000	YES
					2230/816	JOHNSON, EVERETT &	03/12/2012	0	4
					1287/954	FAUGHT, JOSEPHINE B &-KATHY	04/30/2001	98,500	Yes
					1042/635	MINTER, PETER J &	10/22/1996	85,500	Yes
					852/420			12,500	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2020	Land Value	50,864	38,648	11%	4,251	Assessed	17,238	1,593.31
Year Frozen	2021	Improvements	155,383	118,063		12,987	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	206,247	156,711		17,238	Total Taxable	16,238	1,501.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004337	VALKEITH, JUANITA M	17	200,577	1000	16,238	1,501.00		
2024	2024-660004337	VALKEITH, JUANITA M	17	207,833	1000	16,238	1,501.00		
2023	2023-660004337	VALKEITH, KENNETH &	17	168,072	1000	16,238	1,487.00		
2022	2022-660004337	VALKEITH, KENNETH &	17	160,546	1000	16,238	1,503.00		
2021	2021-660004337	VALKEITH, KENNETH &	17	156,711	1000	16,238	1,434.00		
2020	2020-660004337	VALKEITH, KENNETH &	17	154,193	1000	15,961	1,462.00		
2019	2019-660004337	VALKEITH, KENNETH &	17	132,158	1000	13,537	1,254.00		
2018	2018-660004337	STEINBROOK, WILLIAM GARRETT &	17	137,371	1000	14,098	1,303.00		
2017	2017-660004337	STEINBROOK, WILLIAM GARRETT &	17	136,223	1000	13,659	1,254.00		
2016	2016-660004337	STEINBROOK, WILLIAM GARRETT &	17	132,687	1000	13,232	1,242.00		
2015	2015-660004337	STEINBROOK, WILLIAM GARRETT &	17	125,611	1000	12,817	1,156.00		
2014	2014-660004337	STEINBROOK, WILLIAM GARRETT &	17	126,618	1000	12,928	1,199.00		
2013	2013-660004337	STEINBROOK, WILLIAM GARRETT &	17	124,200	0	13,433	1,229.00		



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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> 10500 <b>Non-Ag Acres</b> 0.2556 <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> 11,133.00 x 4.57 = 50,864 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 50,864		<p>\\tsclient\T\TOMMY DUNLAP\New folder (175)\IMG_0053.JPG 4/18/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Masonry 70% Frame, Siding, Wood
<b>Base/Total Area</b>	1,640 / 1,640
<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>	1,640
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	2 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	552 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1991 / 26

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	101.23	<b>Total Misc Impr</b>	+ 5,145
<b>Roofing Adj</b>	+ 4.68	<b>Garage Cost</b>	+ 17,211
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 228,504
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 32%)</b>	- 73,121
<b>Plumbing Adj</b>	+ 9.46	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 155,383
<b>Adj Base Cost</b>	= 125.70	<b>Lot Value</b>	+ 50,864
<b>Total Area</b>	x 1,640	<b>Indicated Value</b>	= 206,247
<b>Adjusted Cost</b>	= 206,148	<b>Value Per SqFt</b>	125.76

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>	207,947	126.80	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>	201,610 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	155,383		
<b>Lot Value</b>	50,864		
<b>Indicated Value</b>	206,247	125.76	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	206,247	125.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11177	140		140	26.49		3,709
PATO	SLAB PORCH - OPEN	144856	16x8		128	11.22		1,436



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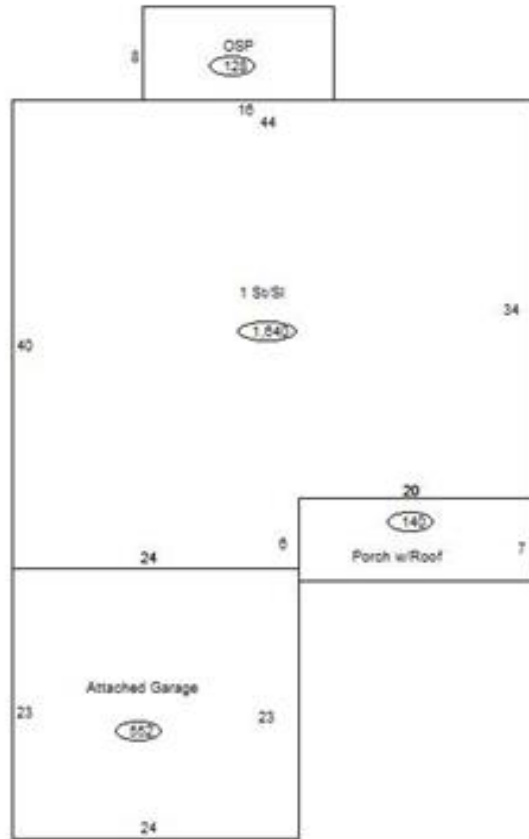
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,640	1.000	1,640
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	140	1.000	140
4	M	PATO		13	Open Slab	128	1.000	128
<b>Total Building Area</b>						1,640		1,640