



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 15:37:59  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011933 <b>Parcel ID</b> 000000-00-0-00339-001-0007 <b>Cadastral ID</b> 11-21-15-03950 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 271301 RUSSELL, LARRY E & MARY L  20645 VALLEY WEST DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20645 S VALLEY WEST DR <b>Subdivision</b> GREEN COUNTRY ESTATES <b>Lot/Block</b> 0007 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 15 / 5 <b>Neighborhood</b> 1019 - R-V04-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31338387 -95.68313347																																																																																																																									
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Lot Data		Square-Foot - NBHD 1019 #1	
Lot Size			
Lot Count			
Units Buildable	10500		
Non-Ag Acres	1.2503		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	54,462.00 x 1.22 = 66,552		
Factor Value			
Adjustments	1.0000		
Lot Value	66,552		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,716 / 1,716
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,716
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	216,760	126.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	263,370		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.50	Total Misc Impr	+ 7,280
Roofing Adj	+ 4.74	Garage Cost	+ 14,875
Subfloor Adj	+ -2.33	Total RCN	= 249,679
Heat/Cool Adj	+ 12.64	Depreciation ( 22%)	- 54,929
Plumbing Adj	+ 9.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 194,750
Adj Base Cost	= 132.59	Lot Value	+ 66,552
Total Area	x 1,716	Indicated Value	= 261,302
Adjusted Cost	= 227,524	Value Per SqFt	152.27

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	194,750		
Lot Value	66,552		
Indicated Value	261,302	152.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	261,302	152.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	28673	19x9		171	26.39		4,513
PRCH	SLAB PORCH - COVERED	28674	7x4		28	26.84		752
PATO	SLAB PORCH - OPEN	28675	189		189	10.66		2,015



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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	10	1 St/SI	1,716	1.000	1,716
2	G	1		10	Attached Garage	456	1.000	456
3	M	PRCH		10	SLBC	171	1.000	171
4	M	PRCH		10	SLBC	28	1.000	28
5	M	PATO		10	Open Slab	189	1.000	189
<b>Total Building Area</b>						<b>1,716</b>		<b>1,716</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.50 x )					
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 2	Year	Eff Age	2026	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					