



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:35:08
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011935 Parcel ID 000000-00-0-00339-001-0009 Cadastral ID 11-21-15-03970 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 272219 FAUERBACH, MICHAEL J & JANET H TRSUTEES 20665 S VALLEY WEST DR CLAREMORE OK 74019-0000 Parcel Location Situs 20665 S VALLEY WEST DR Subdivision GREEN COUNTRY ESTATES Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31286433 -95.68253472																																																																																																																									
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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0144	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,186.00 x 1.33 = 58,948	
Factor Value		
Adjustments	1.0000	
Lot Value	58,948	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,590 / 1,590
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,590
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

Cost Approach		Manual : 01/2025	
Base Cost	100.59	Total Misc Impr	+ 4,529
Roofing Adj	+ 4.27	Garage Cost	+ 12,487
Subfloor Adj	+ -1.16	Total RCN	= 204,827
Heat/Cool Adj	+ 5.57	Depreciation (25%)	- 51,207
Plumbing Adj	+ 8.85	Lump Sums	+ 24,871
Basement Adj	+ 0.00	RCNLD	= 178,491
Adj Base Cost	= 118.12	Lot Value	+ 58,948
Total Area	x 1,590	Indicated Value	= 237,439
Adjusted Cost	= 187,811	Value Per SqFt	149.33



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	202,168	127.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	12,930		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	178,491		
Lot Value	58,948		
Indicated Value	237,439	149.33	Per SqFt
Agland Value			
Site Improvements	16,896		
Total Value	254,335	159.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	28682	24x8		192	23.59		4,529
SOL	SOLARIUM	28683	34x14	2018	476	55.00	5%	24,871

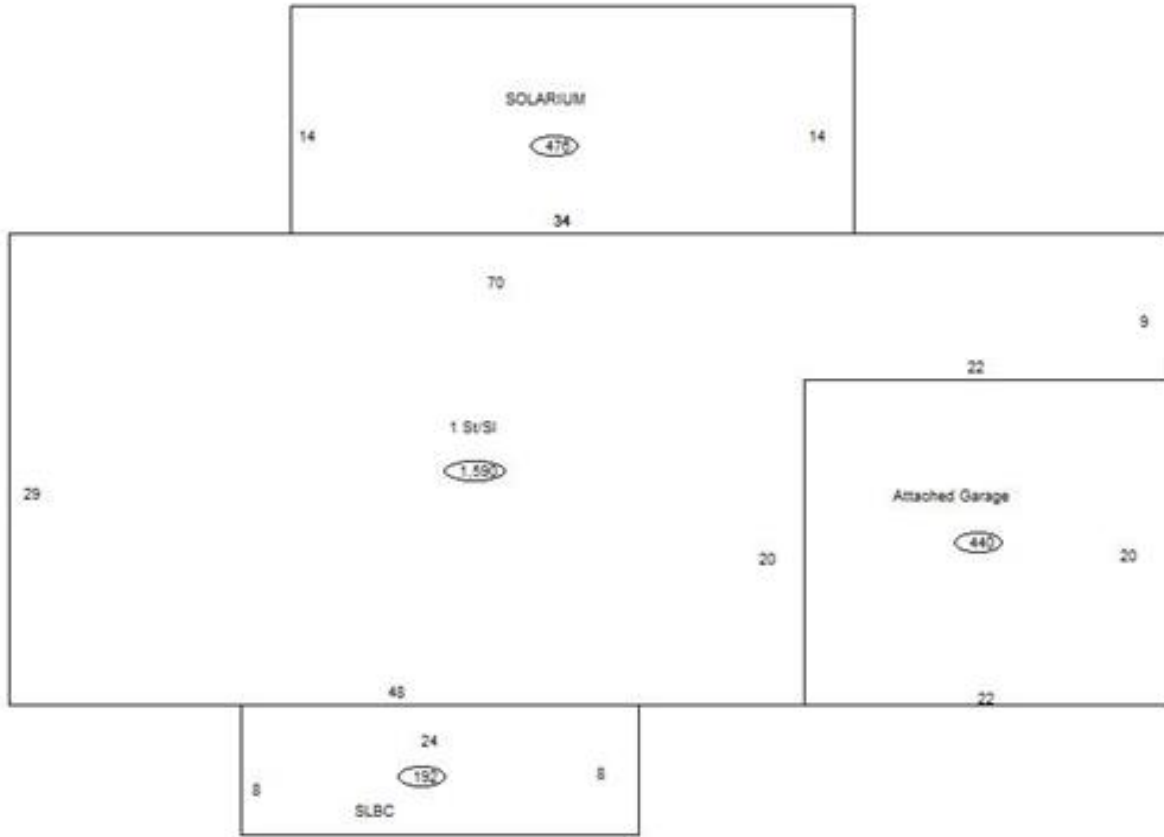


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Sketch Image

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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	1,590	1.000	1,590
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	192	1.000	192
4	M	SOL		10	SOLARIUM	476	1.000	476
Total Building Area						1,590		1,590



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,056
	Qual 2	Cond 3	Year 2010	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 1,056)	16,896	16,896		16,896