



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 660011938 Parcel ID 000000-00-0-00339-001-0012 Cadastral ID 11-21-15-04000 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 271989 BOYD, JAMES H & VICKI L PO BOX 882 CLAREMORE OK 74018-0000 Parcel Location Situs 20715 S VALLEY WEST DR Subdivision GREEN COUNTRY ESTATES Lot/Block 0012 / 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: 36.31143987 -95.68267022																																																																																																																									
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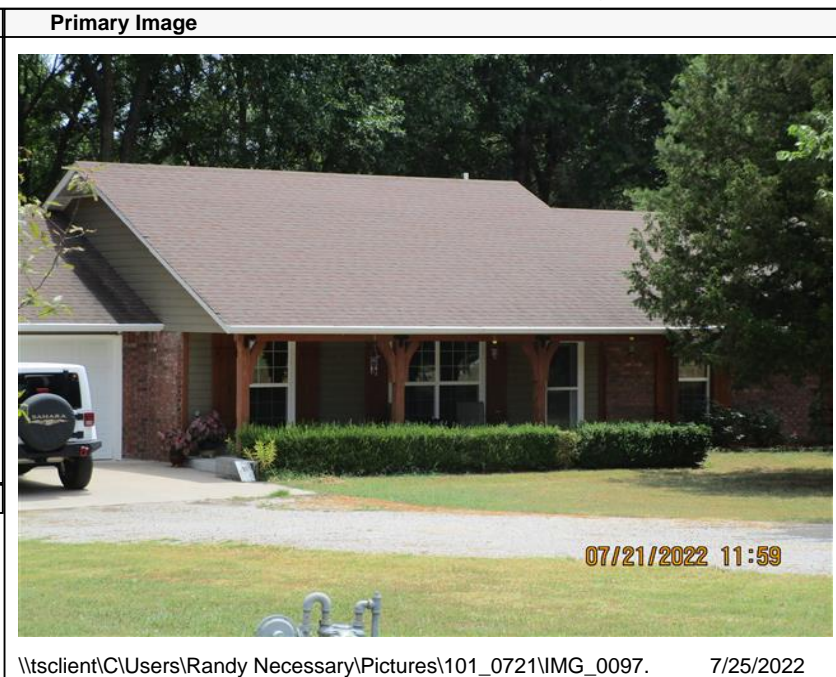
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Lot Data		Square-Foot - NBHD 1019 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.6453		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	71,669.00 x 1.09 = 78,384		
Factor Value			
Adjustments	1.0000		
Lot Value	78,384		



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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	1,595 / 1,595
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,595
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	208,031 130.43 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	241,160 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	164,592
Lot Value	78,384
Indicated Value	242,976 152.34 Per SqFt
Agland Value	
Site Improvements	
Total Value	242,976 152.34 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.16	Total Misc Impr	+ 6,655
Roofing Adj	+ 4.59	Garage Cost	+ 15,930
Subfloor Adj	+ -2.19	Total RCN	= 219,456
Heat/Cool Adj	+ 6.14	Depreciation (25%)	- 54,864
Plumbing Adj	+ 9.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 164,592
Adj Base Cost	= 123.43	Lot Value	+ 78,384
Total Area	x 1,595	Indicated Value	= 242,976
Adjusted Cost	= 196,871	Value Per SqFt	152.34

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	28694	28x6		168	26.40		4,435
PATO	SLAB PORCH - OPEN	28695	27x8		216	10.28		2,220



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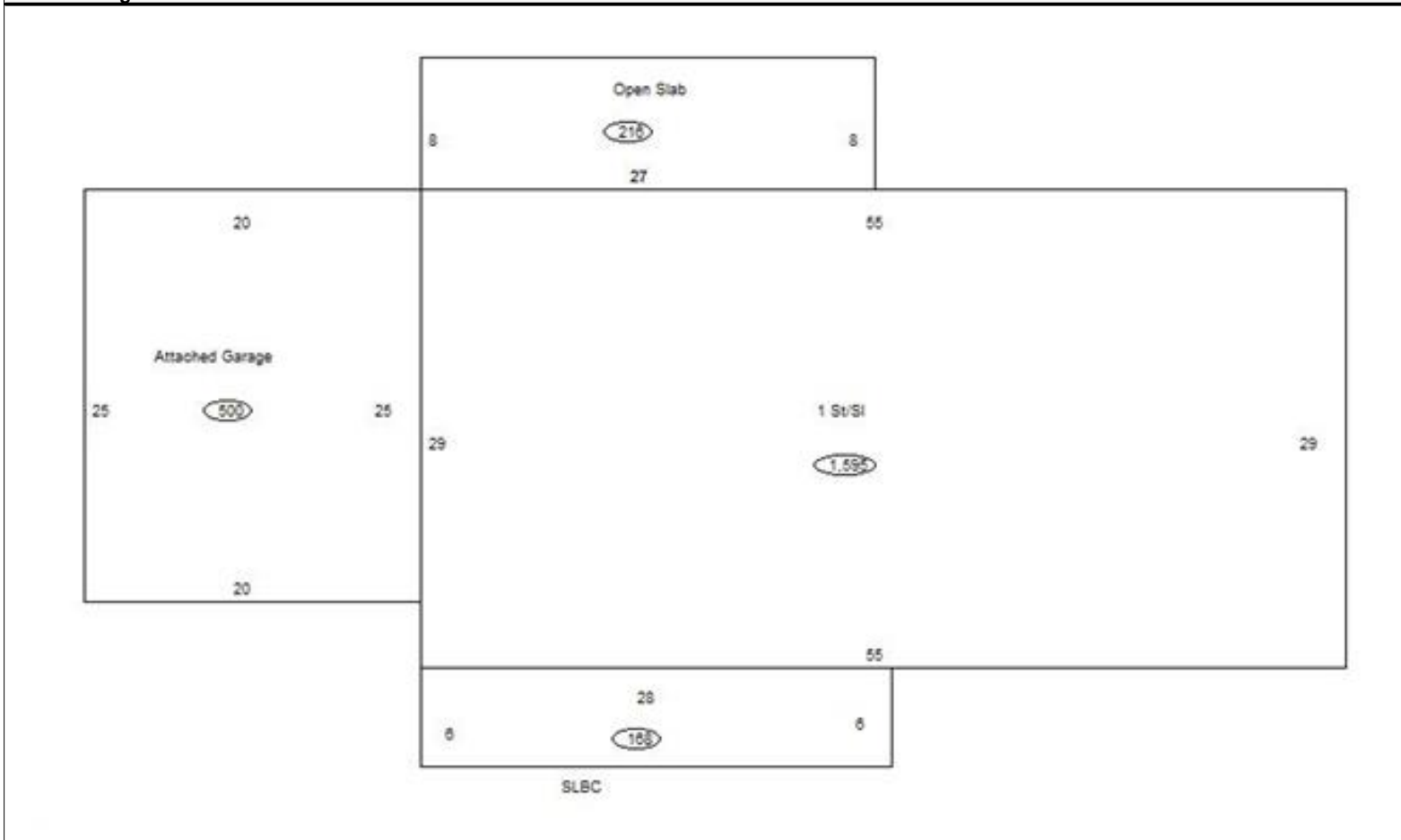
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,595	1.000	1,595
2	G	1		10	Attached Garage	500	1.000	500
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PATO		10	Open Slab	216	1.000	216
Total Building Area						1,595		1,595



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x16x0			192
	Qual 2	Cond 2	Year	Eff Age	2026	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 192)	899		899	899
	STF	STG FAIR	12x20x0			240
	Qual 2	Cond 2	Year	Eff Age	2026	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 240)	1,123		1,123	1,123
	CP	CARPORT DIRT	18x36x0			648
	Qual 1	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 648)	2,268		2,268	2,268