



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:18:27  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011945 <b>Parcel ID</b> 000000-00-0-00339-002-0006 <b>Cadastral ID</b> 11-21-15-04070 <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> 114324 STRICKLAND, PAULETTE F REVOCABLE TRUST  20742 S VALLEY WEST DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20742 S VALLEY WEST DR <b>Subdivision</b> GREEN COUNTRY ESTATES <b>Lot/Block</b> 0006 / 0002 <b>Parcel Size</b> 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: 36.31160608 -95.68432243																																																																																																																									
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Lot Data		Square-Foot - NBHD 1019 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.0003		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	87,133.00 x .94 = 81,477		
Factor Value			
Adjustments	1.0000		
Lot Value	81,477		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,531 / 1,531
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,531
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	594 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	175,656 114.73 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	223,230 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	118,216
Lot Value	81,477
Indicated Value	199,693 130.43 Per SqFt
Agland Value	
Site Improvements	
Total Value	199,693 130.43 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.89	Total Misc Impr	+ 9,874
Roofing Adj	+ 4.33	Garage Cost	+ 15,670
Subfloor Adj	+ -1.20	Total RCN	= 207,396
Heat/Cool Adj	+ 5.57	Depreciation ( 43%)	- 89,180
Plumbing Adj	+ 9.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 118,216
Adj Base Cost	= 118.78	Lot Value	+ 81,477
Total Area	x 1,531	Indicated Value	= 199,693
Adjusted Cost	= 181,852	Value Per SqFt	130.43

### 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	28722	28x4		112	23.91		2,678
PATO	SLAB PORCH - OPEN	28723	18x12		216	9.72		2,100



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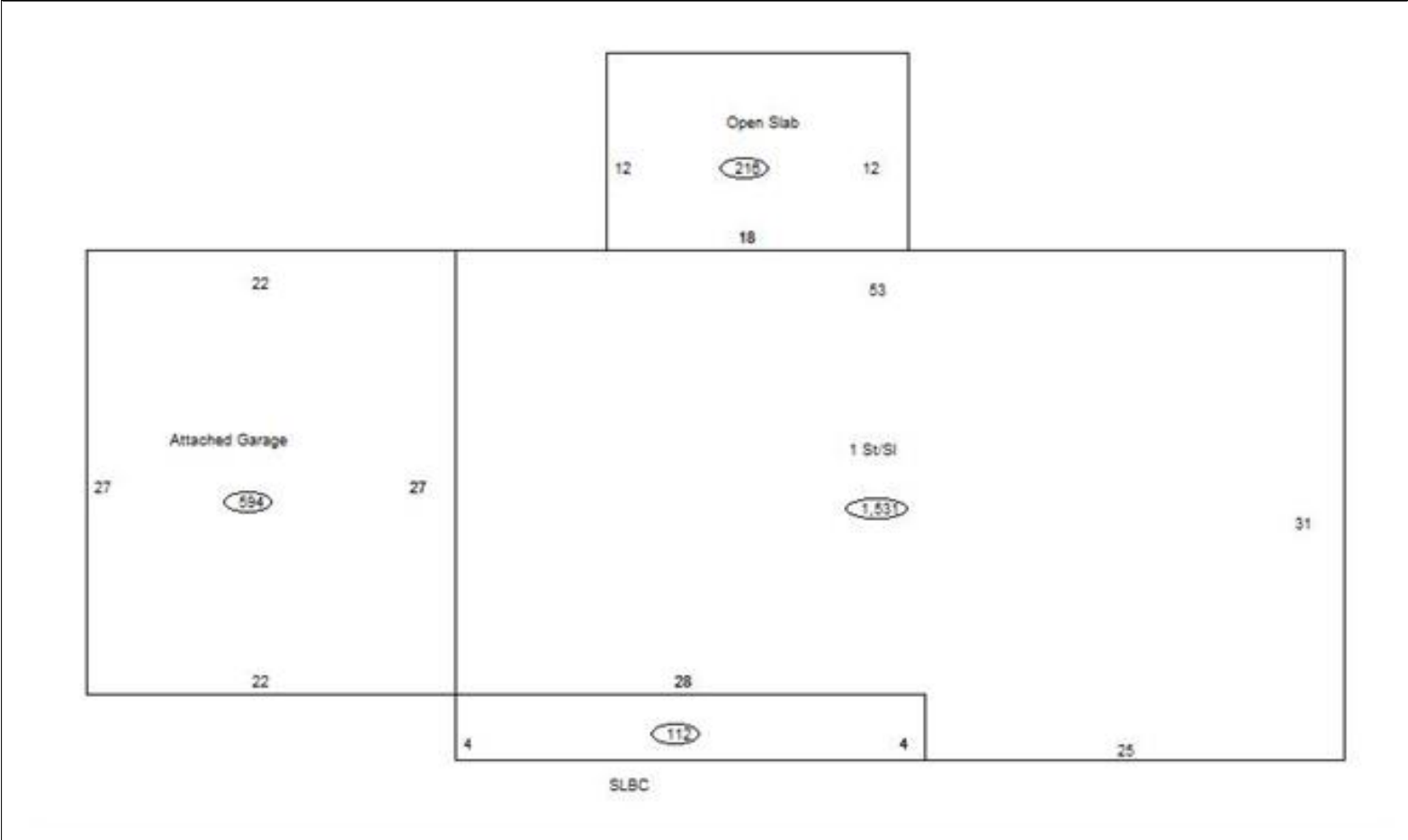
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Sketch Image

660011945



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,531	1.000	1,531
2	G	1		10	Attached Garage	594	1.000	594
3	M	PRCH		10	SLBC	112	1.000	112
4	M	PATO		10	Open Slab	216	1.000	216
<b>Total Building Area</b>						1,531		1,531



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			288
	Qual	3	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 (4.26 x 288)	1,227		1,227	1,227