



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:18:08
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Assessment Data					Primary Image																																																																																																																				
Account 660011947 Parcel ID 000000-00-0-00861-001-0002 Cadastral ID 11-21-15-04090 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 321280 WOLF, DENTON 20992 VALLEY WEST DR CLAREMORE OK 74019-0000 Parcel Location Situs 20992 S VALLEY WEST DR Subdivision VALLEY WEST Lot/Block 0002 / 0001 Parcel Size .72 - Lots Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30803484 -95.68474327																																																																																																																									
Legal Description LOT 2 BLOCK 1 VALLEY WEST LESS STRIP TO HWY 20 IN LOT 2 BLOCK 1 DESC AS BEG SW/C LOT 2; N01.0930W 86.22'; S87.2913E 152.97'; S01.0439E 76.58'; S88.5403W 152.55' TO POB.					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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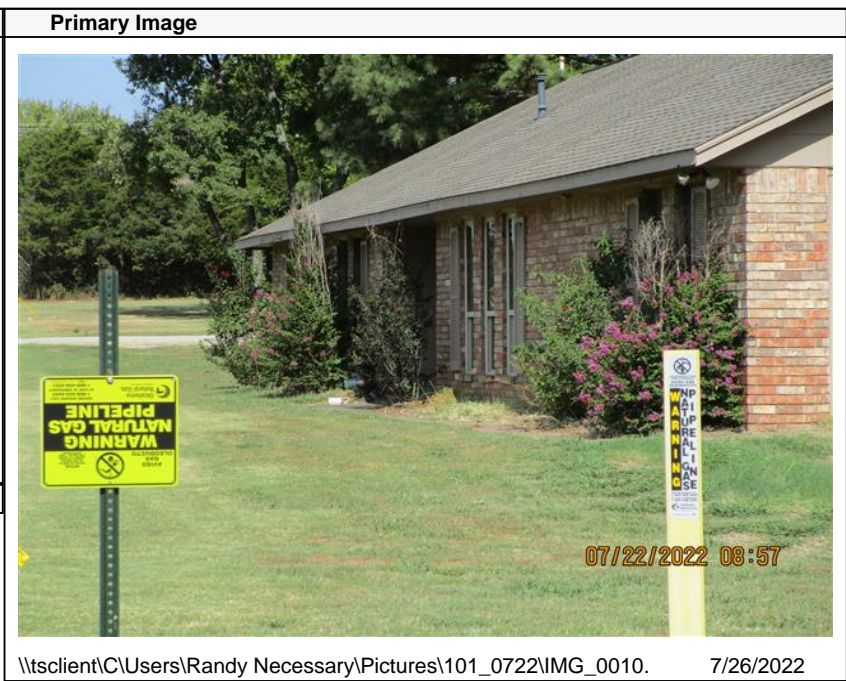
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Lot Data		Square-Foot - NBHD 1019 #1	
Lot Size	0	0	
Lot Count	0.72		
Units Buildable	0		
Non-Ag Acres	0.7511		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	32,719.00 x 1.49 = 48,751		
Factor Value			
Adjustments	1.0000		
Lot Value	48,751		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,605 / 1,605
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,605
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	199,411	124.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	252,610		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.51	Total Misc Impr	+ 16,147
Roofing Adj	+ 4.91	Garage Cost	+ 17,166
Subfloor Adj	+ -2.31	Total RCN	= 241,835
Heat/Cool Adj	+ 6.14	Depreciation (45%)	- 108,826
Plumbing Adj	+ 9.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 133,009
Adj Base Cost	= 129.92	Lot Value	+ 48,751
Total Area	x 1,605	Indicated Value	= 181,760
Adjusted Cost	= 208,522	Value Per SqFt	113.25

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,009		
Lot Value	48,751		
Indicated Value	181,760	113.25	Per SqFt
Agland Value			
Site Improvements	10,000		
Total Value	191,760	119.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	28731	10x6		60	26.74		1,604
EPSW	ENCLOSED PORCH - SOLID WALL	28732	16x8		128	69.75		8,928



Rogers

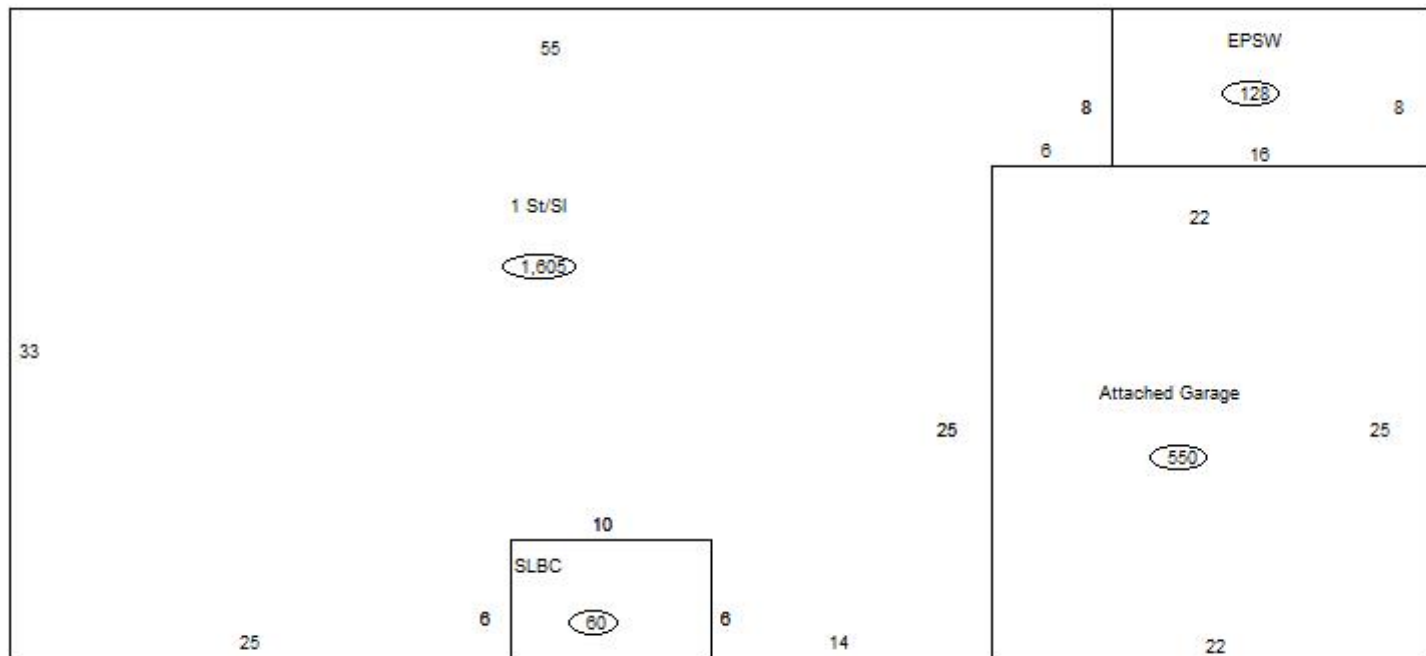
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Sketch Image

660011947



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,605	1.000	1,605
2	G	1		10	Attached Garage	550	1.000	550
3	M	PRCH		10	SLBC	60	1.000	60
4	M	EPSW		10	EPSW	128	1.000	128
Total Building Area						1,605		1,605



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	15,000
				10,000



STF	STG FAIR		0x0x0		
Qual 2	Cond 2	Year	Eff Age	2026	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				