



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:18:10
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Assessment Data					Primary Image																																																																																																																				
Account 660011949 Parcel ID 000000-00-0-00861-001-0004 Cadastral ID 11-21-15-04110 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 255367 HALLOCK, ANDREW J-TRUSTEE & JAMES MICHAEL HALLOCK-TRUSTEE HALLOCK FAMILY REVOC TRUST 20936 VALLEY WEST DR CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 20936 S VALLEY WEST DR Subdivision VALLEY WEST Lot/Block 0004 / 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: 36.30900384 -95.68496795 LOT 4 BLOCK 1 VALLEY WEST					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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1554 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 50,327.00 x 1.26 = 63,492 Factor Value Adjustments 1.0000 Lot Value 63,492		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,097 / 2,097
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,097
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0013. 7/26/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	226,523	108.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	297,480		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.36	Total Misc Impr	+ 15,869				
Roofing Adj	+ 4.56	Garage Cost	+ 17,399				
Subfloor Adj	+ -2.43	Total RCN	= 290,213				
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 130,596				
Plumbing Adj	+ 7.40	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 159,617				
Adj Base Cost	= 122.53	Lot Value	+ 63,492				
Total Area	x 2,097	Indicated Value	= 223,109				
Adjusted Cost	= 256,945	Value Per SqFt	106.39				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,617		
Lot Value	63,492		
Indicated Value	223,109	106.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	223,109	106.39	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	28735	20x18		360	25.80		9,288
PRCH	SLAB PORCH - COVERED	28736	6x6		36	26.82		966



Rogers

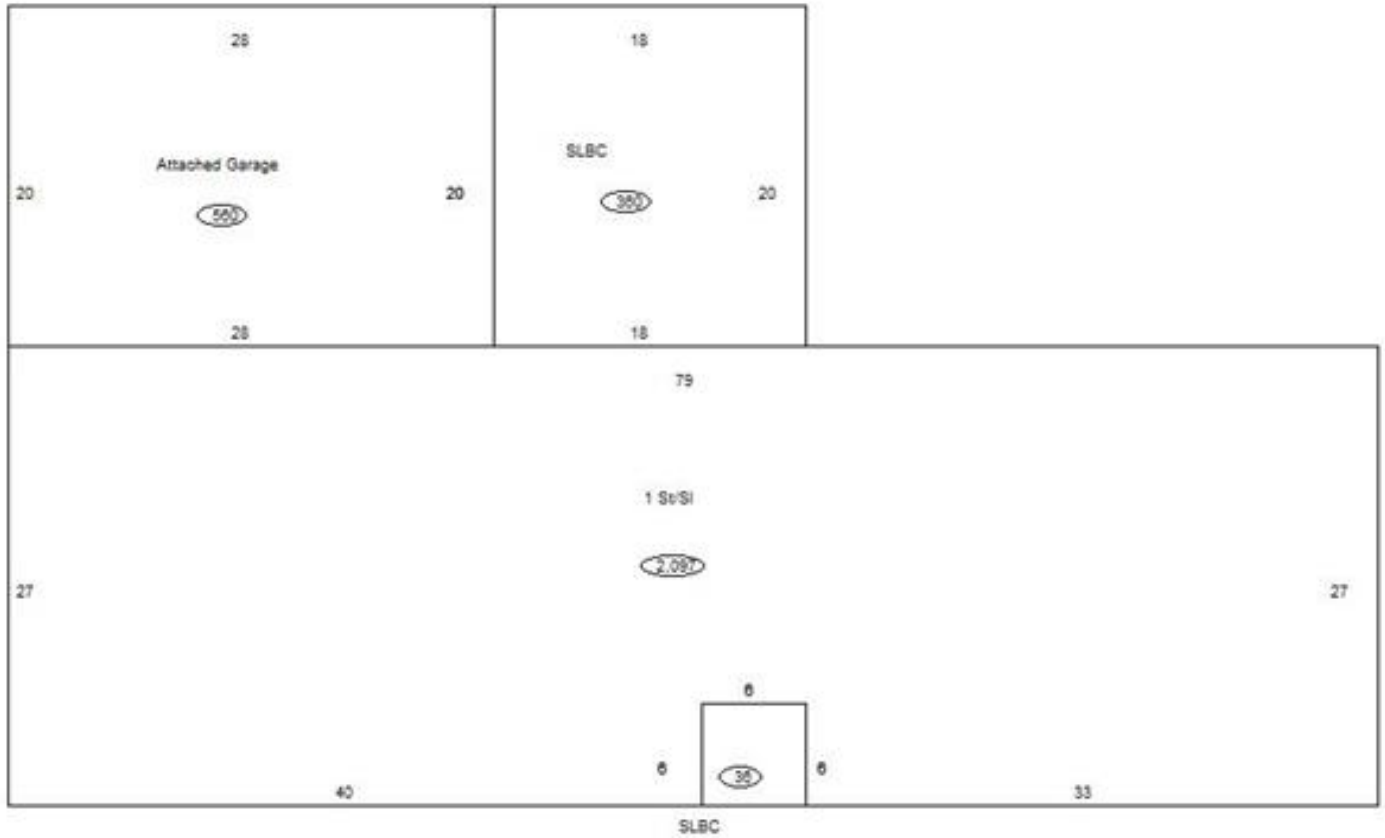
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Sketch Image

660011949



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,097	1.000	2,097
2	G	1		10	Attached Garage	560	1.000	560
3	M	PRCH		10	SLBC	360	1.000	360
4	M	PRCH		10	SLBC	36	1.000	36
Total Building Area						2,097		2,097



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						