



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:18:12  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011951 <b>Parcel ID</b> 000000-00-0-00861-001-0006 <b>Cadastral ID</b> 11-21-15-04130 <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> 112704 UPDIKE, JOHN R  20856 VALLEY WEST DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20856 S VALLEY WEST DR <b>Subdivision</b> VALLEY WEST <b>Lot/Block</b> 0006 / 0001 <b>Parcel Size</b> .5 - 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> Lat/Long: 36.31036459 -95.68498087																																																																																																																									
S2 LOT 6 BLOCK 1 VALLEY WEST					<b>Building Permits</b> <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	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0978		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	47,822.00 x 1.29 = 61,638		
Factor Value			
Adjustments	1.0000		
Lot Value	61,638		



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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	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,364 / 1,364
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,364
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	171,696	125.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	31,600		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.57	Total Misc Impr	+ 11,896
Roofing Adj	+ 4.53	Garage Cost	+ 15,232
Subfloor Adj	+ -1.19	Total RCN	= 205,403
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 90,377
Plumbing Adj	+ 10.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 115,026
Adj Base Cost	= 130.70	Lot Value	+ 61,638
Total Area	x 1,364	Indicated Value	= 176,664
Adjusted Cost	= 178,275	Value Per SqFt	129.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,026		
Lot Value	61,638		
Indicated Value	176,664	129.52	Per SqFt
Agland Value			
Site Improvements	9,216		
Total Value	185,880	136.28	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	28744		244	244	23.42		5,714
PATO	SLAB PORCH - OPEN	28745	10x10		100	10.86		1,086



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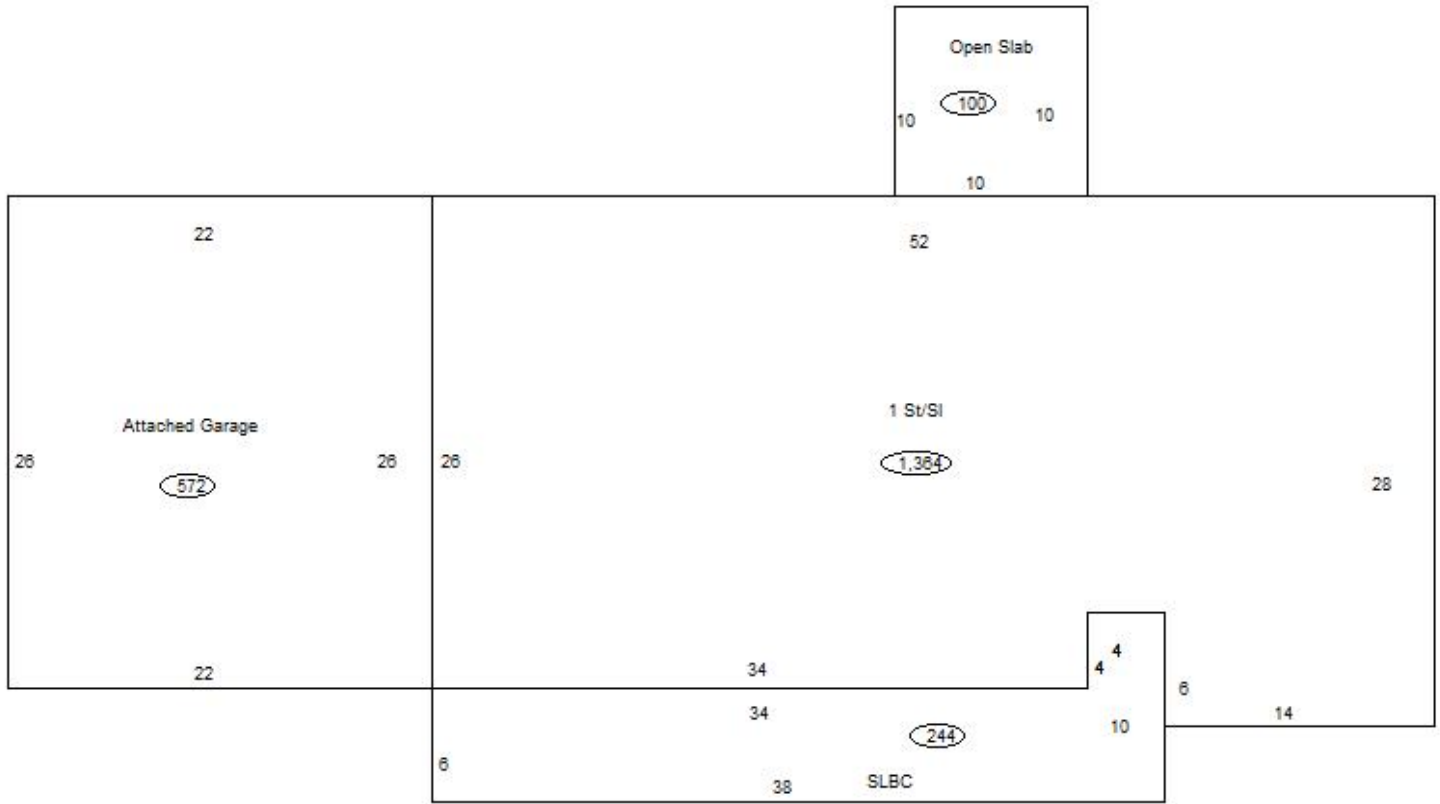
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### Sketch Image

660011951



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,364	1.000	1,364
2	G	1		10	Attached Garage	572	1.000	572
3	M	PRCH		10	SLBC	244	1.000	244
4	M	PATO		10	Open Slab	100	1.000	100
<b>Total Building Area</b>						1,364		1,364



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (16.00 x 576)		9,216		9,216		9,216