



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 660011952 Parcel ID 000000-00-0-00861-001-0006 Cadastral ID 11-21-15-04140 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 290267 SANDERS, JERRY L & DIANNA S TRUSTEES 20784 VALLEY WEST DR CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 20784 S VALLEY WEST DR Subdivision VALLEY WEST Lot/Block 0006 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31079201 -95.68493619 N2 LOT 6 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>R21 000042</td> <td>R22- NEW 18X24 DTCH ACC BLDG</td> <td>02/2021</td> <td>10/2021</td> <td>14,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000042	R22- NEW 18X24 DTCH ACC BLDG	02/2021	10/2021	14,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1412 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,710.00 x 1.27 = 63,035 Factor Value Adjustments 1.0000 Lot Value 63,035		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0017. 7/26/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,978 / 1,978
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,978
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

Cost Approach		Manual : 01/2025	
Base Cost	103.03	Total Misc Impr	+ 33,472
Roofing Adj	+ 4.17	Garage Cost	+ 14,704
Subfloor Adj	+ -1.22	Total RCN	= 298,215
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 131,215
Plumbing Adj	+ 8.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 167,000
Adj Base Cost	= 126.41	Lot Value	+ 63,035
Total Area	x 1,978	Indicated Value	= 230,035
Adjusted Cost	= 250,039	Value Per SqFt	116.30

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	229,356	115.95	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	321,600 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,000		
Lot Value	63,035		
Indicated Value	230,035	116.30	Per SqFt
Agland Value			
Site Improvements	32,488		
Total Value	262,523	132.72	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	28748	25x7		175	23.66		4,141
PRCH	SLAB PORCH - COVERED	28749	16x12		192	23.59		4,529
PATO	SLAB PORCH - OPEN	28750	433		433	8.13		3,520
PRCH	Slab Porch - Covered	153150	16x11		176	23.66		4,164
GRAT	Garage - Attached	153151	26x16		416	28.90		12,022



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	2002	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (25,000.00 x 1)		25,000		25,000	25,000
	DTGF	DETACHED GARAGE FAIR	0x0x0			624
	Qual	2	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
	Base Cost (16.00 x 624)		9,984		9,984	2,496
						7,488
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year		Eff Age 1520
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (4.68 x)					