



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:18:14
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Assessment Data					Primary Image																																																																																																																				
Account 660011954 Parcel ID 000000-00-0-00861-002-0006 Cadastral ID 11-21-15-04160 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 329345 DORIS, GERALD & DONNA FAMILY TRUST 20905 VALLEY WEST DR CLAREMORE OK 74019-0000 Parcel Location Situs 20905 S VALLEY WEST DR Subdivision VALLEY WEST Lot/Block 0006 / 0002 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: 36.30945711 -95.68320345																																																																																																																									
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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.3807 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 103,703.00 x .82 = 84,791 Factor Value Adjustments 1.0000 Lot Value 84,791		

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	2,389 / 2,389
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,389
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1975 / 24



\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0005. 7/26/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	307,859	128.87	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	378,250 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.15	Total Misc Impr	+ 18,915				
Roofing Adj	+ 4.54	Garage Cost	+ 17,399				
Subfloor Adj	+ -2.19	Total RCN	= 340,744				
Heat/Cool Adj	+ 12.64	Depreciation (29%)	- 98,816				
Plumbing Adj	+ 9.29	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 241,928				
Adj Base Cost	= 127.43	Lot Value	+ 84,791				
Total Area	x 2,389	Indicated Value	= 326,719				
Adjusted Cost	= 304,430	Value Per SqFt	136.76				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	241,928		
Lot Value	84,791		
Indicated Value	326,719	136.76	Per SqFt
Agland Value			
Site Improvements	59,840		
Total Value	386,559	161.81	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	28757	23x16		368	25.78		9,487
PRCH	SLAB PORCH - COVERED	28758	12x12		144	26.48		3,813



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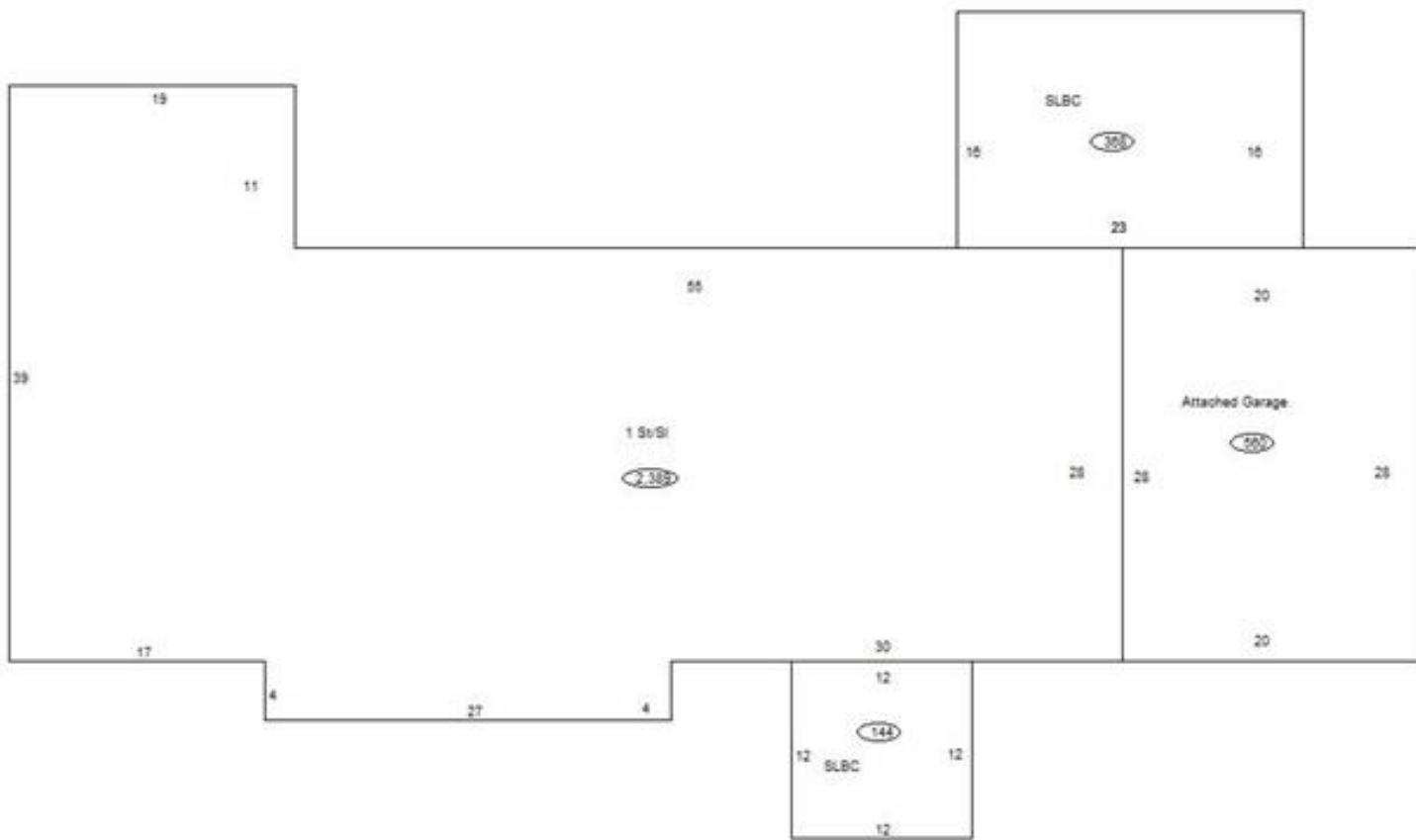
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Sketch Image

660011954



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,389	1.000	2,389
2	G	1		10	Attached Garage	560	1.000	560
3	M	PRCH		10	SLBC	368	1.000	368
4	M	PRCH		10	SLBC	144	1.000	144
Total Building Area						2,389		2,389



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x40x0			2,000
	Qual	Cond	Year	2020	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (29.46 x 2,000)		58,920		58,920	58,920
	LF	LOAFING SHED	0x0x0			432
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)
	Base Cost (4.26 x 432)		1,840		1,840	920