



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:18:16
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Assessment Data					Primary Image																																																																																																															
Account 660011957 Parcel ID 000000-00-0-00861-002-0009 Cadastral ID 11-21-15-04190 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 308953 BASKS, MARK & MELISSA JAVINE 20805 VALLEY WEST DR CLAREMORE OK 74019-0000 Parcel Location Situs 20805 S VALLEY WEST DR Subdivision VALLEY WEST Lot/Block 0009 / 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: 36.31082813 -95.68319633 LOT 9 BLOCK 2 VALLEY WEST																																																																																																																				
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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.3334 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 101,642.00 x .83 = 84,378 Factor Value Adjustments 1.0000 Lot Value 84,378		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Wood
Base/Total Area	2,198 / 2,198
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,198
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1978 / 36

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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	159,690	72.65	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	99.34	Total Misc Impr	+ 26,424				
Roofing Adj	+ 4.12	Garage Cost	+ 0				
Subfloor Adj	+ -1.21	Total RCN	= 290,448				
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 130,702				
Plumbing Adj	+ 6.40	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 159,746				
Adj Base Cost	= 120.12	Lot Value	+ 84,378				
Total Area	x 2,198	Indicated Value	= 244,124				
Adjusted Cost	= 264,024	Value Per SqFt	111.07				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,746		
Lot Value	84,378		
Indicated Value	244,124	111.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	244,124	111.07	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	28764	22x4		88	23.99	2,111
PRCH	SLAB PORCH - COVERED	28765	20x10		200	23.56	4,712
PRCH	SLAB PORCH - COVERED	28766	10x6		60	24.08	1,445
CPDT	CARPORT - DETACHED	28767	38x32		1,216	10.74	13,060



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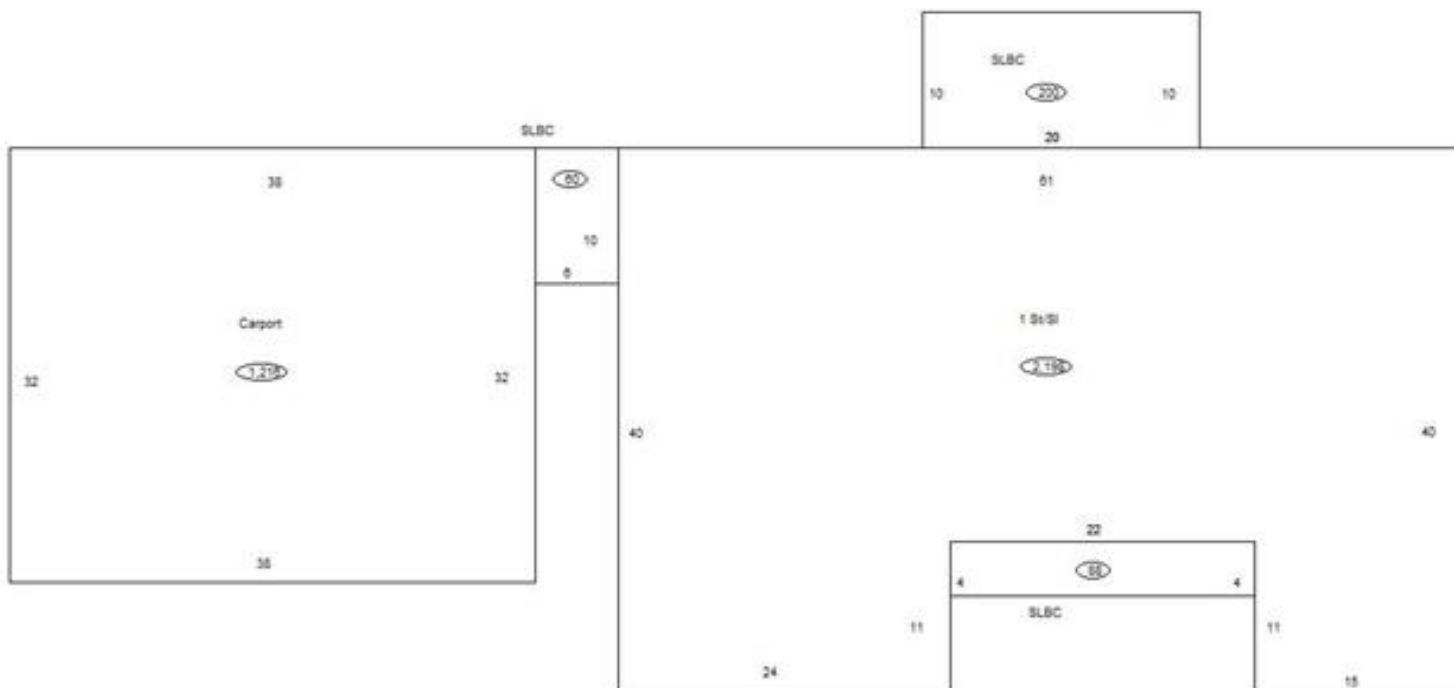
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Sketch Image

660011957



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,198	1.000	2,198
2	M	PRCH		10	SLBC	88	1.000	88
3	M	PRCH		10	SLBC	200	1.000	200
4	M	PRCH		10	SLBC	60	1.000	60
5	M	CPDT		10	Carport	1,216	1.000	1,216
Total Building Area						2,198		2,198