



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:26:48
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016745 Parcel ID 000000-00-0-10190-001-0053 Cadastral ID 18-21-16-02320 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 74114 LIST, RAYMOND D 758 VALENTINE LN CLAREMORE OK 74017-0000 Parcel Location Situs 00758 VALENTINE LN Subdivision HOLIDAY HILLS Lot/Block 0053 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 21 / 16 / 5 Neighborhood 1170 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30130194 -95.63897824																																																																																																																									
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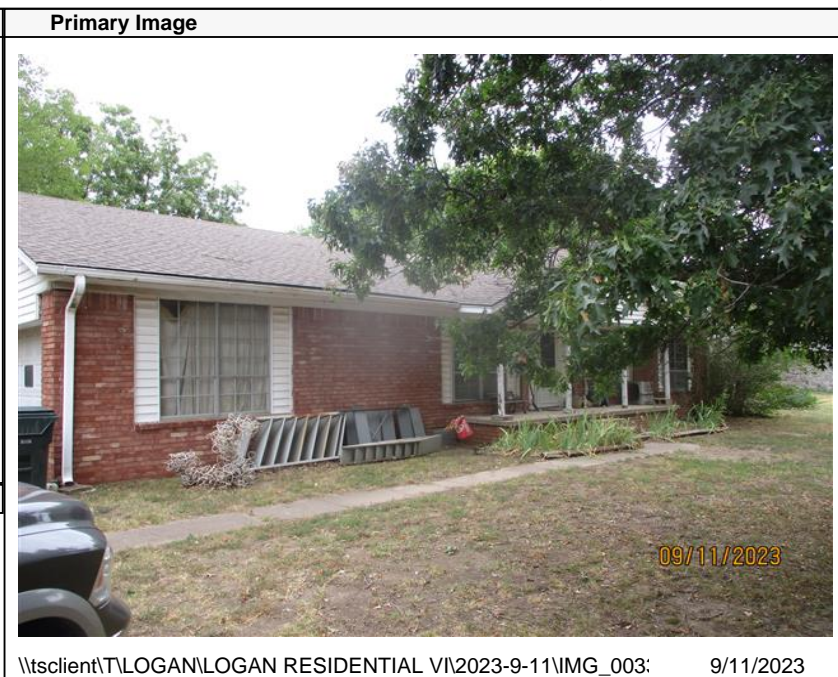
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Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2182		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	53,065.00 x 1.41 = 74,613		
Factor Value			
Adjustments	1.0000		
Lot Value	74,613		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-11\IMG_003: 9/11/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,770 / 1,770
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 61

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	161,397	91.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	191,090		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.20	Total Misc Impr	+	6,636			
Roofing Adj	+ 4.15	Garage Cost	+	12,487			
Subfloor Adj	+ 1.07	Total RCN	=	232,921			
Heat/Cool Adj	+ 11.47	Depreciation (65%)	-	151,399			
Plumbing Adj	+ 5.90	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	81,522			
Adj Base Cost	= 120.79	Lot Value	+	74,613			
Total Area	x 1,770	Indicated Value	=	156,135			
Adjusted Cost	= 213,798	Value Per SqFt		88.21			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	81,522		
Lot Value	74,613		
Indicated Value	156,135	88.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	156,135	88.21	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	40210	16x4		64	24.07		1,540



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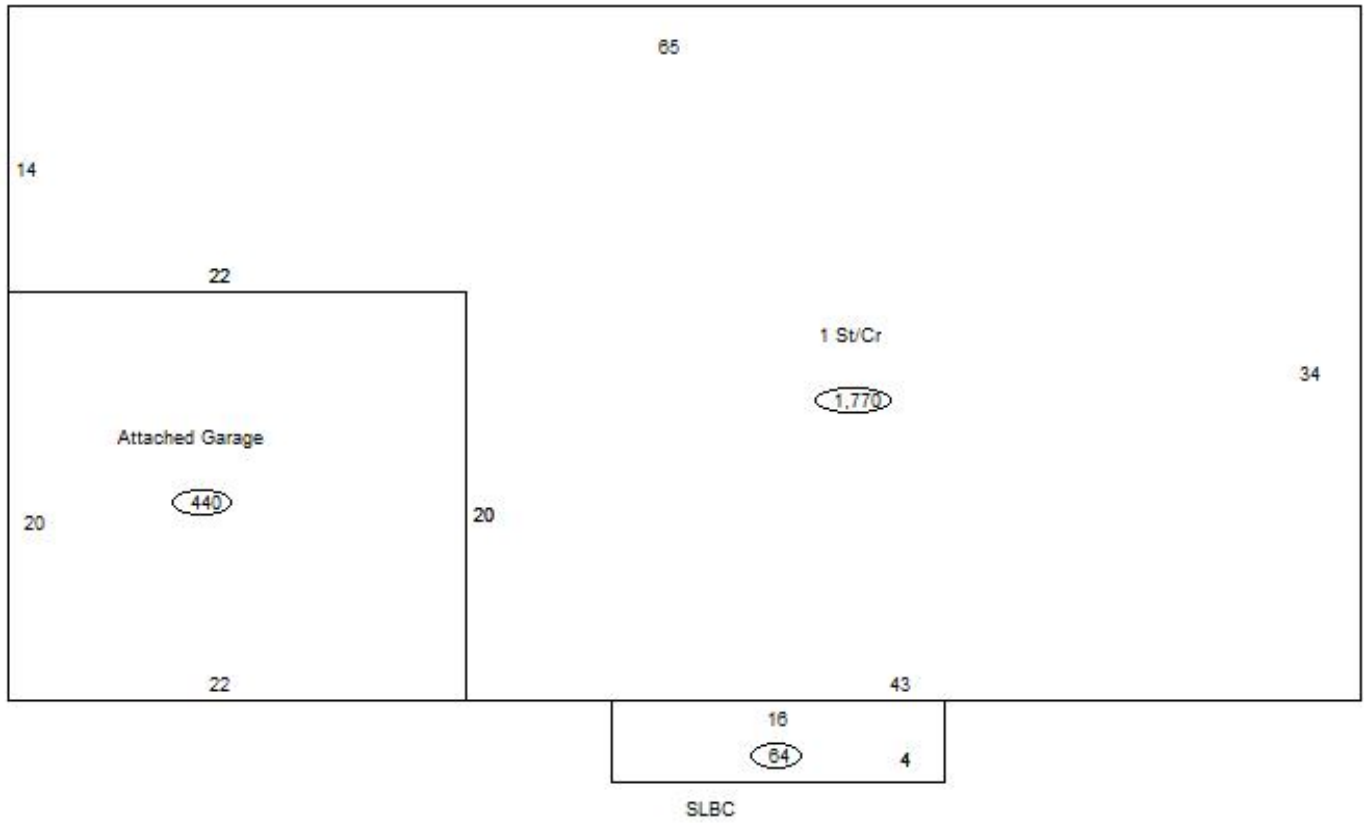
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Sketch Image

660016745



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,770	1.000	1,770
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	64	1.000	64
Total Building Area						1,770		1,770