



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:27:07
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016759 Parcel ID 000000-00-0-10190-001-0058 Cadastral ID 18-21-16-02470 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 329019 COUNTERMAN, MORREY L & MEGHAN 739 VALENTINE LN CLAREMORE OK 74017-0000 Parcel Location Situs 00739 VALENTINE LN Subdivision HOLIDAY HILLS Lot/Block 0058 / 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: 36.30356085 -95.64012517																																																																																																																									
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Page 2

Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0649 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,387.00 x 1.44 = 66,599 Factor Value Adjustments 1.0000 Lot Value 66,599		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 2.5 - Fair Architecture Style 100% One Story Exterior Wall 75% Veneer, Masonry 25% Frame, Siding, Vinyl Base/Total Area 1,510 / 1,510 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,510 Fixture/RghIn 8 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 440 Attached Garage - Unfinished Remodel Year/Eff Age 1969 / 43		

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	148,801 98.54 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	191,710 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	105,403
Lot Value	66,599
Indicated Value	172,002 113.91 Per SqFt
Agland Value	
Site Improvements	
Total Value	172,002 113.91 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	104.37	Total Misc Impr	+	12,196
Roofing Adj	+ 4.50	Garage Cost	+	12,487
Subfloor Adj	+ -1.15	Total RCN	=	215,109
Heat/Cool Adj	+ 11.47	Depreciation (51%)	-	109,706
Plumbing Adj	+ 6.92	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	105,403
Adj Base Cost	= 126.11	Lot Value	+	66,599
Total Area	x 1,510	Indicated Value	=	172,002
Adjusted Cost	= 190,426	Value Per SqFt		113.91

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	40260		220	220	23.50		5,170
PATO	SLAB PORCH - OPEN	40261	24x8		192	10.05		1,930
SHLT	STORM SHELTER			1 2025	1	0.00		



Rogers

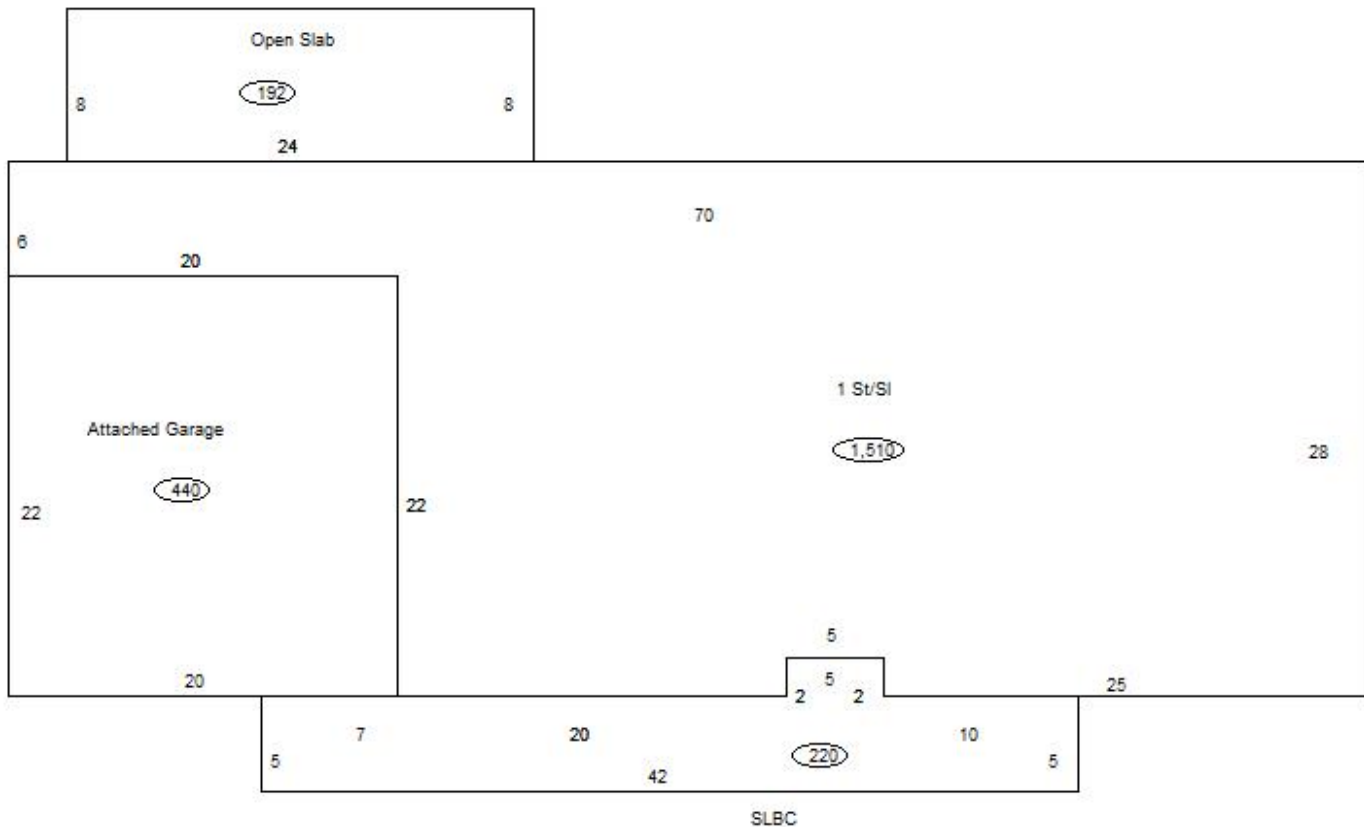
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 Page 3

Sketch Image

660016759



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,510	1.000	1,510
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	220	1.000	220
4	M	PATO		10	Open Slab	192	1.000	192
Total Building Area						1,510		1,510