



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:26:53
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Assessment Data					Primary Image																																																																																																																				
Account 660016766 Parcel ID 000000-00-0-10190-001-0061 Cadastral ID 18-21-16-02540 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 323514 ALLEN, JIMMIE D & SARAH E 726 VALENTINE LN CLAREMORE OK 74017-0000 Parcel Location Situs 00726 VALENTINE LN Subdivision HOLIDAY HILLS Lot/Block 0061 / 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: 36.30492024 -95.63893021 W 310' OF TR 40 & E 5' TR 61 BLOCK 1 HOLIDAY HILLS										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>R20</td> <td>R20- REMODEL TO INTERIOR</td> <td>11/2018</td> <td>12/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R20- REMODEL TO INTERIOR	11/2018	12/2019																																																																																																		
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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2185	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,078.00 x 1.41 = 74,629	
Factor Value		
Adjustments	1.0000	
Lot Value	74,629	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,313 / 2,313
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,313
Fixture/RghIn	10 /
Bed/F/H Bath	5 / 2.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39



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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	255,651	110.53	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	237,570 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,055		
Lot Value	74,629		
Indicated Value	245,684	106.22	Per SqFt
Agland Value			
Site Improvements	22,882		
Total Value	268,566	116.11	Total Value Per SqFt

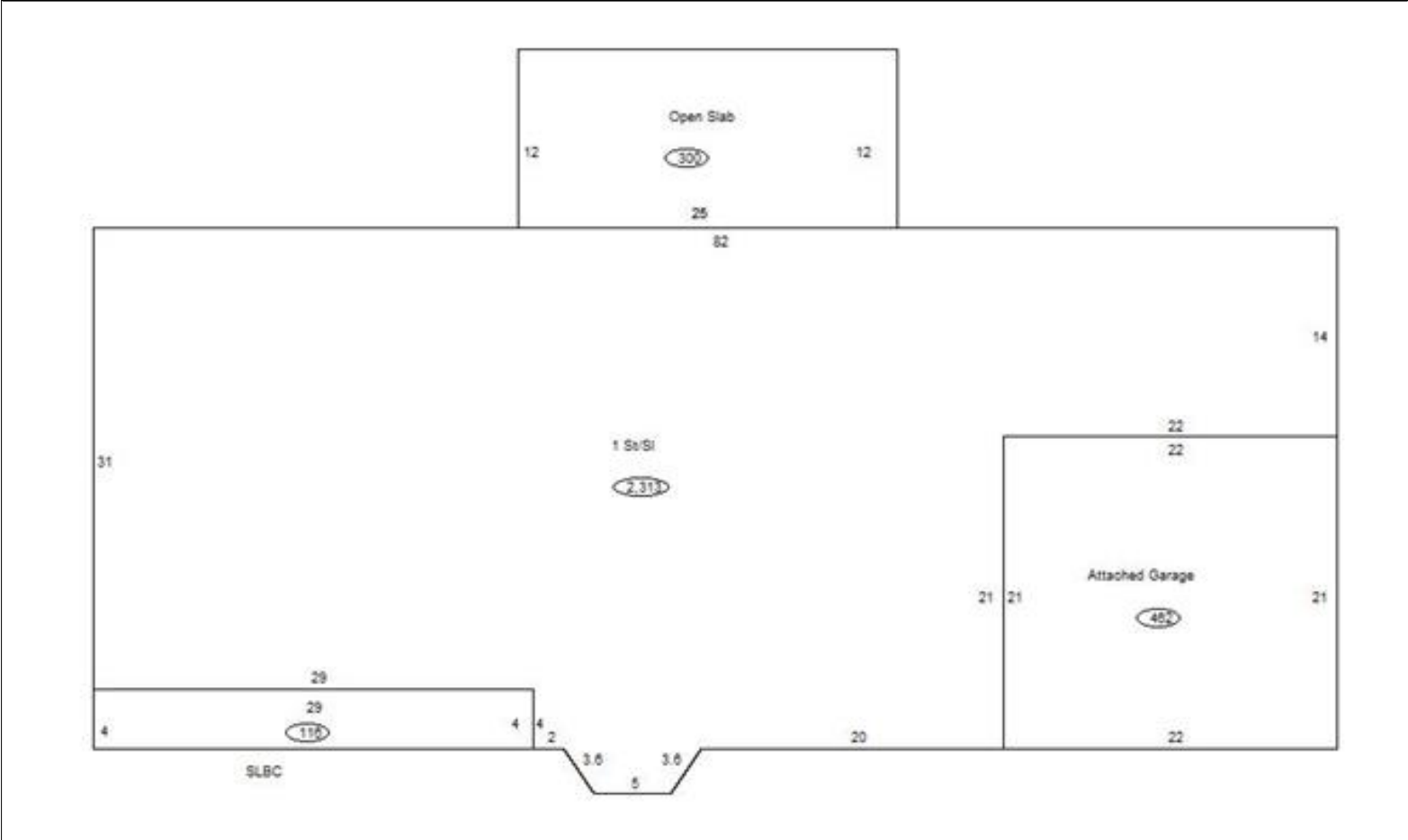
Cost Approach				Manual : 01/2025			
Base Cost	104.42	Total Misc Impr	+	11,357			
Roofing Adj	+ 4.56	Garage Cost	+	15,015			
Subfloor Adj	+ -2.19	Total RCN	=	316,769			
Heat/Cool Adj	+ 12.64	Depreciation (46%)	-	145,714			
Plumbing Adj	+ 6.12	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	171,055			
Adj Base Cost	= 125.55	Lot Value	+	74,629			
Total Area	x 2,313	Indicated Value	=	245,684			
Adjusted Cost	= 290,397	Value Per SqFt		106.22			

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	40290	29x4		116	26.56		3,081
PATO	SLAB PORCH - OPEN	40291	25x12		300	8.87		2,661



Sketch Image

660016766



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	116	1.000	116
2	M	PATO		10	Open Slab	300	1.000	300
3	R	1	Slab	10	1 St/SI	2,313	1.000	2,313
4	G	1		10	Attached Garage	462	1.000	462
Total Building Area						2,313		2,313



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,400
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (27.24 x 1,400)		38,136	38,136	15,254		22,882