



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:15:23
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Assessment Data					Primary Image																																																																																												
Account 660098969 Parcel ID 00000-00-0-00862-001-0001 Cadastral ID 11-21-15-05100 Property Type REAL - Real Property Property Class RAP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 340303 WAREHIME, LELAND RAY & MARILYN DIANE REVOCABLE LIVING TRUST 20995 VALLEY WEST DR CLAREMORE OK 74019-0000					<p style="text-align: right; color: orange;">07/22/2022 08:55</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0009. 7/26/2022</p>																																																																																												
Parcel Location Situs 20995 S VALLEY WEST DR Subdivision VALLEY WEST AMENDED Lot/Block 0001 / 0001 Parcel Size 2.83 - Acres Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.30789734 -95.68317039 LOT 1 BLOCK 1 VALLEY WEST AMENDED LESS TR DESC 2018-017007 DESC AS BEG SW/C LOT 1 BLOCK 1 VALLEY WEST AMENDED; N01 0944W 51.43'; S87.2913E 636.50'; S01.1021E 11.33'; S88.5403W 635.19' TO POB.					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>R25 307</td> <td>NEW RMA 12X43 519 SQ FT</td> <td>09/2025</td> <td>01/2026</td> <td>20,000</td> </tr> <tr> <td>R2016 02 9</td> <td>R19-NEW 1987 SQ1 FT SFR</td> <td>02/2016</td> <td>05/2018</td> <td>180,000</td> </tr> <tr> <td>R2016 02 8</td> <td>R17-NEW 1602 SQ FT POLE BARN 38X</td> <td>02/2016</td> <td>11/2016</td> <td>15,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 307	NEW RMA 12X43 519 SQ FT	09/2025	01/2026	20,000	R2016 02 9	R19-NEW 1987 SQ1 FT SFR	02/2016	05/2018	180,000	R2016 02 8	R17-NEW 1602 SQ FT POLE BARN 38X	02/2016	11/2016	15,000																																																																				
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)	
Lot Size		0	0
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities		LAND QUALITY	
Method		Units-Buildable	
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	2,050 / 2,566
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,050
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	1,118 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	358,243		
Lot Value			
Indicated Value	358,243	139.61	Per SqFt
Agland Value	685		
Site Improvements	86,682		
Total Value	445,610	173.66	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	94.78	Total Misc Impr	+	32,846
Roofing Adj	+ 4.27	Garage Cost	+	41,601
Subfloor Adj	+ -2.72	Total RCN	=	381,110
Heat/Cool Adj	+ 14.47	Depreciation (6%)	-	22,867
Plumbing Adj	+ 8.71	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	358,243
Adj Base Cost	= 119.51	Lot Value	+	
Total Area	x 2,566	Indicated Value	=	358,243
Adjusted Cost	= 306,663	Value Per SqFt		139.61

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2018	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
SHLT	STORM SHELTER	0		1 2018	1	0.00		
PRCH	SLAB PORCH - COVERED	138163	43x8		344	28.33		9,746
PATO	SLAB PORCH - OPEN	138164	8x7		56	12.93		724
PRCH	SLAB PORCH - COVERED	138165	478		478	27.90		13,336
PATO	SLAB PORCH - OPEN	138166	21x11		231	11.30		2,610



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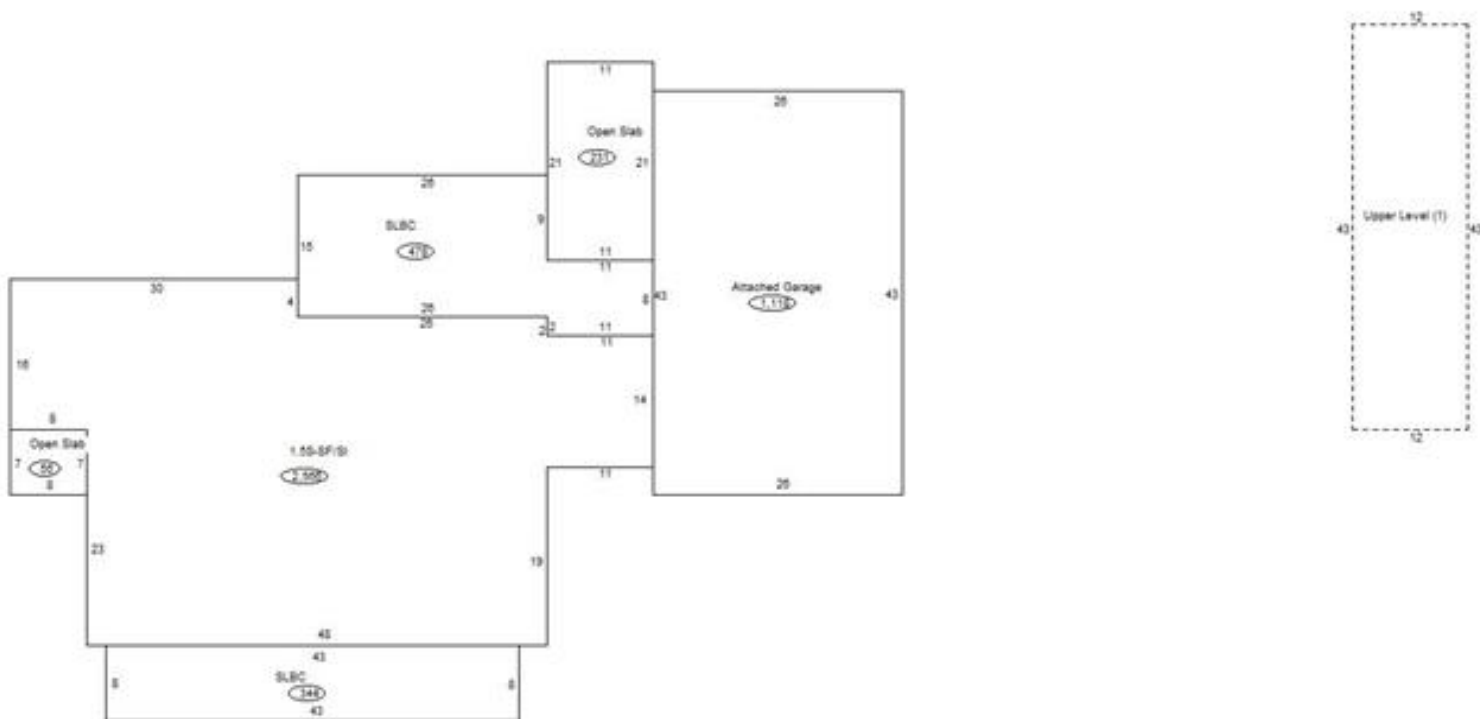
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,050	1.252	2,566
2	G	1		13	Attached Garage	1,118	1.000	1,118
3	M	PRCH		13	SLBC	344	1.000	344
4	M	PATO		13	Open Slab	56	1.000	56
5	M	PRCH		13	SLBC	478	1.000	478
6	M	PATO		13	Open Slab	231	1.000	231
7	U	^UL		13	Upper Level (1)	516	1.000	516
Total Building Area						2,050		2,566



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			2,464	
	Qual	4	Cond	Year	2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
	Base Cost (32.92 x 2,464)		81,115		81,115	81,115	
	PRCH	SLAB PORCH - COVERED	0x0x0			212	
	Qual	Cond	Year	2016	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
	Base Cost (26.26 x 212)		5,567		5,567	5,567	



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			1.000	224	224	224	224
VE	VERDIGRIS CLAY LOAM	IMP PST	90			1.830	252	252	461	461
IMP PST Totals						2.830			685	685
Total Agland						2.830			685	685