



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:15:25
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Assessment Data					Primary Image																																																																																												
Account 660098970 Parcel ID 00000-00-0-000862-001-0002 Cadastral ID 11-21-15-05110 Property Type REAL - Real Property Property Class RAP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 319942 BLIND, DANIEL W & MAHANA J 20965 VALLEY WEST DR CLAREMORE OK 74019-0103 Parcel Location Situs 20965 S VALLEY WEST DR Subdivision VALLEY WEST AMENDED Lot/Block 0002 / 0001 Parcel Size 2.7 - Acres Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0007. 7/26/2022</p>																																																																																												
Legal Description Lot/Long: 36.30838543 -95.68321971 LOT 2 & S 185' LOT 3 BLOCK 1 VALLEY WEST AMENDED.																																																																																																	
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Lot Data		Square-Foot - NBHD 6080 #1
Lot Size	0	0
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	5
Method	Square-Foot	
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	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,672 / 3,032
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,672
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	752 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1975 / 24

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	357,355 117.86 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	301,132
Lot Value	
Indicated Value	301,132 99.32 Per SqFt
Agland Value	605
Site Improvements	7,642
Total Value	309,379 102.04 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.56	Total Misc Impr	+ 20,210
Roofing Adj	+ 4.50	Garage Cost	+ 27,982
Subfloor Adj	+ -2.91	Total RCN	= 424,130
Heat/Cool Adj	+ 14.47	Depreciation (29%)	- 122,998
Plumbing Adj	+ 7.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 301,132
Adj Base Cost	= 123.99	Lot Value	+ 301,132
Total Area	x 3,032	Indicated Value	= 301,132
Adjusted Cost	= 375,938	Value Per SqFt	99.32

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	126629	260		260	28.60		7,436
PATO	SLAB PORCH - OPEN	126632	14x8		112	12.81		1,435
PRCH	SLAB PORCH - COVERED	148742	136		136	29.06		3,952
PATO	SLAB PORCH - OPEN	148743	8x7		56	12.93		724
PATO	SLAB PORCH - OPEN	148744	6x3		18	12.93		233



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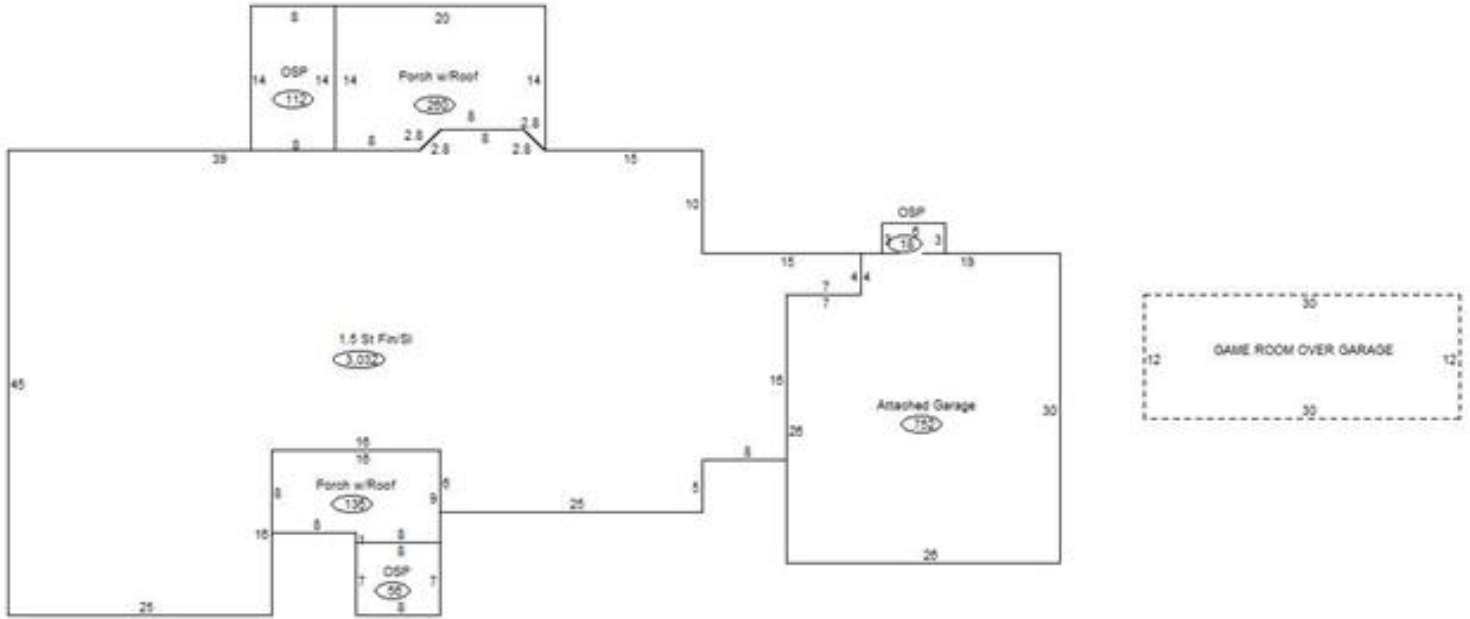
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	260	1.000	260
2	R	5	Slab	13	1.5 St Fin/SI	2,672	1.135	3,032
3	G	1		13	Attached Garage	752	1.000	752
4	M	PATO		13	Open Slab	112	1.000	112
5	M	PRCH		13	SLBC	136	1.000	136
6	M	PATO		13	Open Slab	56	1.000	56
7	M	PATO		13	Open Slab	18	1.000	18
8	U	^UL		13	GAME ROOM OVER GARAGE	360	1.000	360
Total Building Area						2,672		3,032



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	2	Cond 3	Year	Eff Age 1520	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (31.84 x 1,200)	38,208	38,208	30,566	7,642



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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			2.700	224	224	605	605
IMP PST Totals						2.700			605	605
Total Agland						2.700			605	605