



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																												
Account 660098971 Parcel ID 00000-00-0-000862-001-0003 Cadastral ID 11-21-15-05120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 343853 WARREN, TOMMY M & CAROLYN M 20935 VALLEY WEST DR CLAREMORE OK 74019-0000 Parcel Location Situs 20935 S VALLEY WEST DR Subdivision VALLEY WEST AMENDED Lot/Block 0003 / 0001 Parcel Size 3.13 - Acres Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.30893295 -95.68320373 LOT 3 BLOCK 1 VALLEY WEST AMENDED LESS S 185' THEREOF.																																																																																																	
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable		
Non-Ag Acres	3.163	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value	137,780.28 x .66 = 91,428	
Factor Value		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0006. 7/26/2022</p>
Adjustments	2.7813	
Lot Value	254,289	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,301 / 2,301
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,301
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	955 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

Cost Approach		Manual : 01/2025	
Base Cost	105.77	Total Misc Impr	+ 27,565
Roofing Adj	+ 5.22	Garage Cost	+ 35,536
Subfloor Adj	+ -3.40	Total RCN	= 366,327
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 29,306
Plumbing Adj	+ 9.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 337,021
Adj Base Cost	= 131.78	Lot Value	+ 254,289
Total Area	x 2,301	Indicated Value	= 591,310
Adjusted Cost	= 303,226	Value Per SqFt	256.98

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	337,021	
Lot Value	254,289	
Indicated Value	591,310	256.98 Per SqFt
Agland Value		
Site Improvements	9,513	
Total Value	600,823	261.11 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	129322	18x14		252	28.63		7,215
PATO	SLAB PORCH - OPEN	129323	15x12		180	12.10		2,178
PRCH	SLAB PORCH - COVERED	129324	418		418	28.09		11,742



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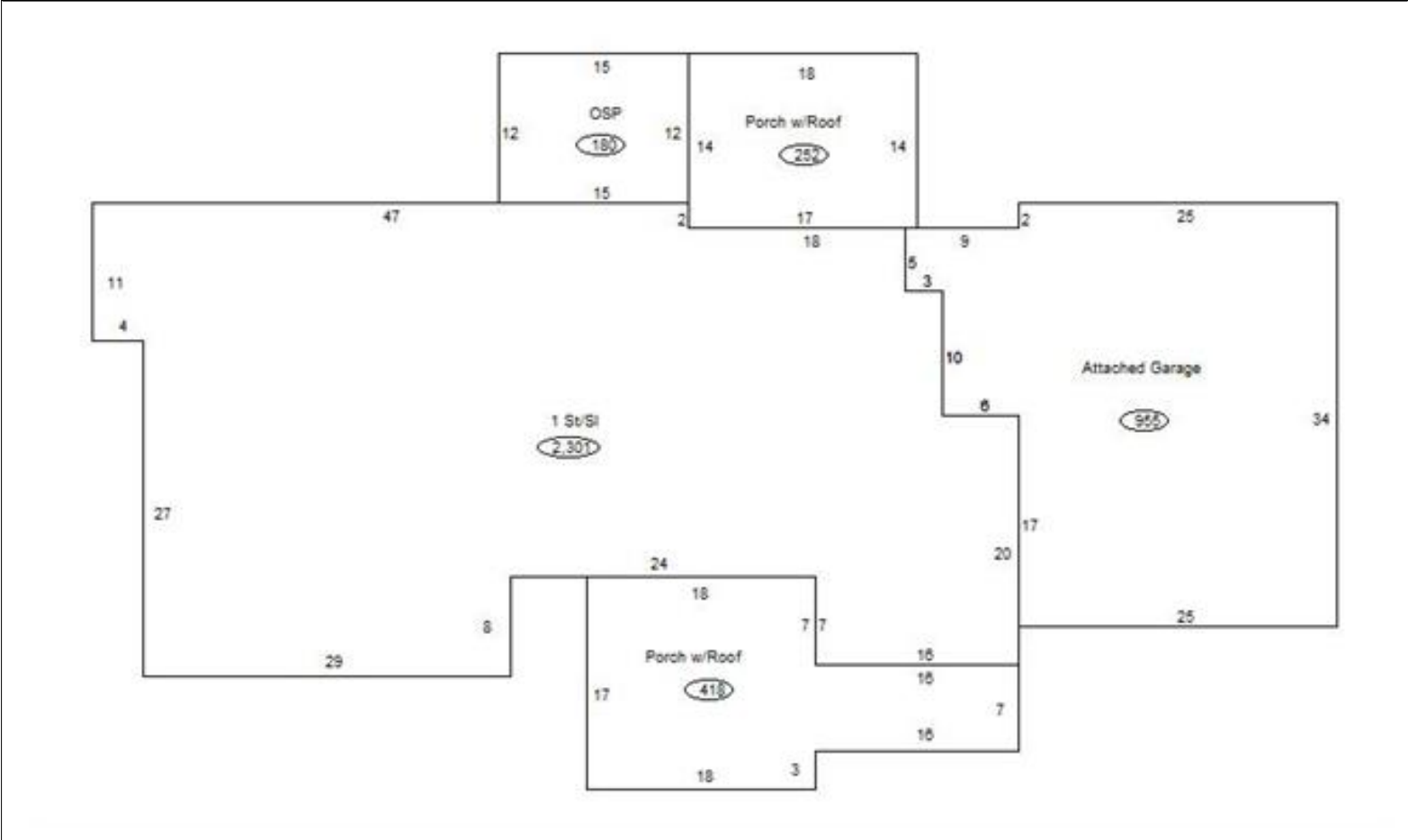
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	955	1.000	955
2	R	1	Slab	13	1 St/Sl	2,301	1.000	2,301
3	M	PRCH		13	SLBC	252	1.000	252
4	M	PATO		13	Open Slab	180	1.000	180
5	M	PRCH		13	SLBC	418	1.000	418
Total Building Area						2,301		2,301



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,100
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (9.06 x 2,100) 19,026		Modifier Total	RCN 19,026	Depr (50% Phys/ % Func) 9,513	RCNLD 9,513
	PCPT	Carport - Portable	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.61 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD



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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				224	224	0	0
VE	VERDIGRIS CLAY LOAM	IMP PST	90				252	252	0	0
IMP PST Totals						0.000			0	0
Total Agland						0.000			0	0