



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																				
Account 660102090 Parcel ID 000000-0-0-000136-002-0001 Cadastral ID 19-21-16-05170 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 329205 VALENCIA, STEVEN J & JANET I 2660 CATALAYAH LN CLAREMORE OK 74019-0000 Parcel Location Situs 02660 S CATALAYAH LN Subdivision CATALAYAH CROSSING Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 21 / 16 / 5 Neighborhood 1012 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																									
Legal Description Lot/Long: 36.27881037 -95.64537559																																																																									
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>R18 0562</td> <td>R20- NEW 1848 SQ FT SFR</td> <td>01/2019</td> <td>07/2019</td> <td>150,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 0562	R20- NEW 1848 SQ FT SFR	01/2019	07/2019	150,000																																																						
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Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3852		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	16,780.00 x 2.34 = 39,265		
Factor Value			
Adjustments	1.0000		
Lot Value	39,265		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG_002 9/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,822 / 1,822
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,822
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	649 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	294,486	161.63	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	111.30	Total Misc Impr	+ 6,325
Roofing Adj	+ 5.32	Garage Cost	+ 23,778
Subfloor Adj	+ -3.40	Total RCN	= 279,189
Heat/Cool Adj	+ 14.04	Depreciation (5%)	- 13,959
Plumbing Adj	+ 9.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 265,230
Adj Base Cost	= 136.71	Lot Value	+ 39,265
Total Area	x 1,822	Indicated Value	= 304,495
Adjusted Cost	= 249,086	Value Per SqFt	167.12

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	265,230		
Lot Value	39,265		
Indicated Value	304,495	167.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	304,495	167.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141629	9x5		45	28.51		1,283
PRCH	SLAB PORCH - COVERED	141630	15x12		180	28.01		5,042



Rogers

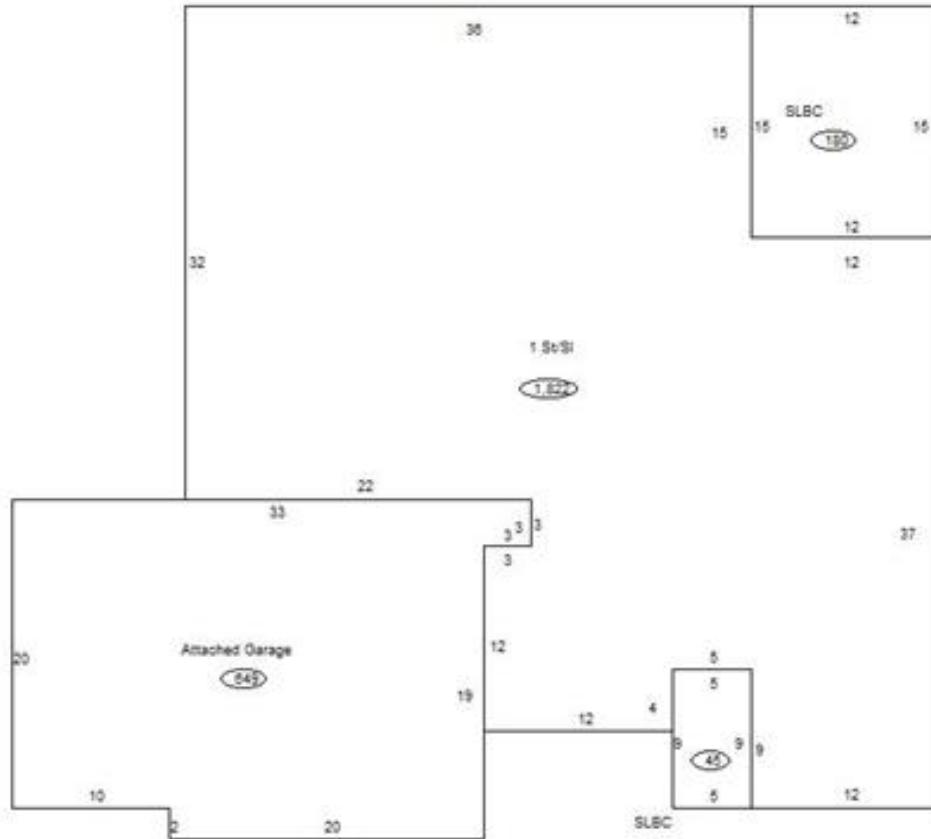
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Sketch Image

660102090



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,822	1.000	1,822
2	G	1		10	Attached Garage	649	1.000	649
3	M	PRCH		10	SLBC	45	1.000	45
4	M	PRCH		10	SLBC	180	1.000	180
Total Building Area						1,822		1,822