



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000591 Parcel ID 000000-00-0-00546-001-0010 Cadastral ID 01-21-15-03360 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 347135 FAH, TRECIA R SOON & TIMOTHY E PECK 9825 E NORTHGLEN CLAREMORE OK 74017-0000 Parcel Location Situs 09825 E NORTHGLEN Subdivision NORTHAVEN 3 Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 15 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.33410217 -95.65388068																																																																																																																									
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 227</td> <td>NEW DTCH ACC BLDG 24X25</td> <td>07/2025</td> <td>09/2025</td> <td>12,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 227	NEW DTCH ACC BLDG 24X25	07/2025	09/2025	12,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1114 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1262		
Topography			
Street Access			
Utilities			
Amenities	LAND VALUE	0	0
Method	Square-Foot		
Base Lot Value	49,059.00 x 1.47 = 71,896		
Factor Value			
Adjustments	1.8006		
Lot Value	129,456		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,812 / 1,812
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,812
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	215,666 119.02 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	255,760 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	140,209
Lot Value	129,456
Indicated Value	269,665 148.82 Per SqFt
Agland Value	
Site Improvements	33,925
Total Value	303,590 167.54 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.24	Total Misc Impr	+ 18,221
Roofing Adj	+ 4.36	Garage Cost	+ 13,282
Subfloor Adj	+ -1.15	Total RCN	= 250,374
Heat/Cool Adj	+ 5.57	Depreciation (44%)	- 110,165
Plumbing Adj	+ 7.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 140,209
Adj Base Cost	= 120.79	Lot Value	+ 129,456
Total Area	x 1,812	Indicated Value	= 269,665
Adjusted Cost	= 218,871	Value Per SqFt	148.82

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	1782		422	422	23.01		9,710
PATO	SLAB PORCH - OPEN	1783	30x14		420	8.13		3,415
SHLT	STORM SHELTER BELOW GROUND			1 2025	1	0.00		



Rogers

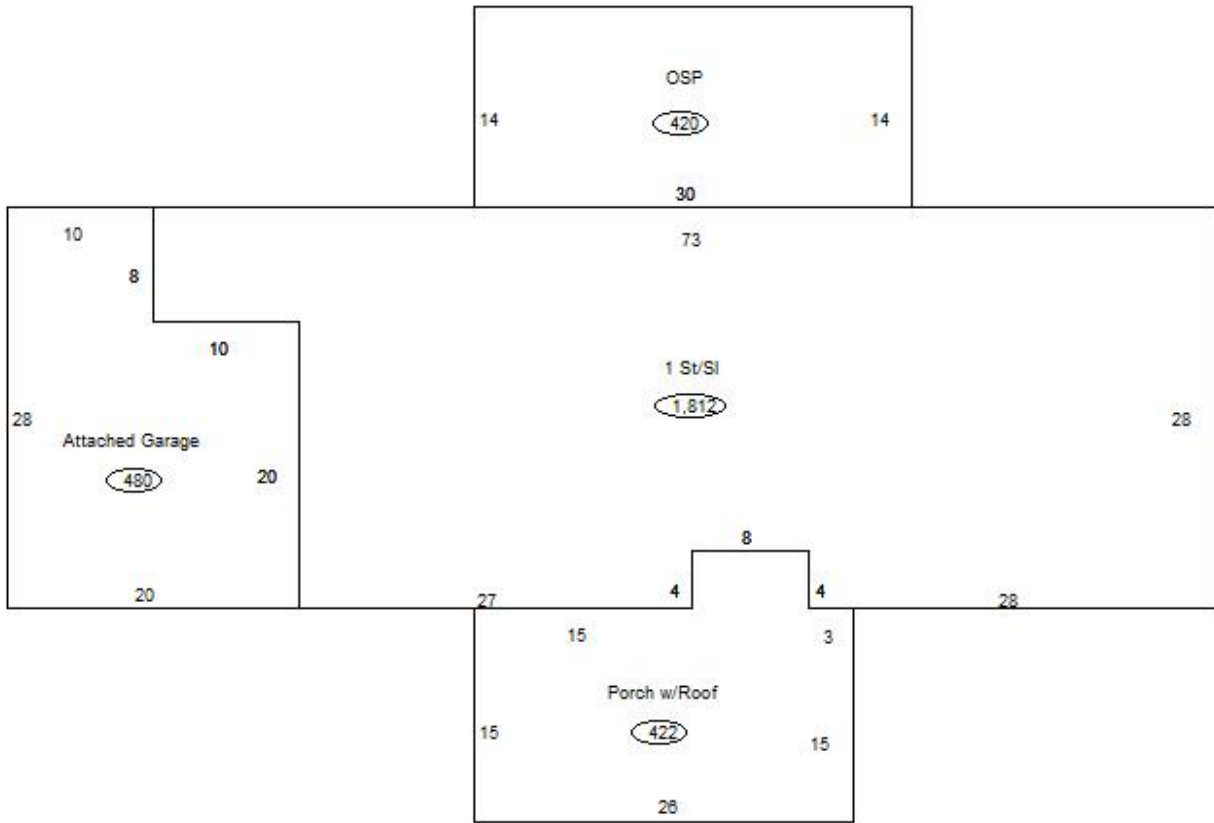
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,812	1.000	1,812
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	422	1.000	422
4	M	PATO		13	Open Slab	420	1.000	420
Total Building Area						1,812		1,812



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x25x10	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (31.86 x 600)	19,116	19,116	191	18,925
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	10,000	15,000