




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:22:01
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000827 Parcel ID 000000-00-0-00807-002-0019 Cadastral ID 01-22-15-03150 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 337382 TITTEL, CHRISTINA R & PAMELA M PRICE 9503 E PECAN ST CLAREMORE OK 74017-0000 Parcel Location Situs 09503 E PECAN ST Subdivision TACORA HILLS Lot/Block 0019 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					 <p>\\tsclient\C\Users\eevans\Pictures\2019-09-11\IMG_0003.JPG 9/11/2019</p>																																																																																																																				
Legal Description Lot/Long: 36.41804256 -95.65893764 LOT 19 BLOCK 2 TACORA HILLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2246	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,783.00 x 3.15 = 30,816	
Factor Value		
Adjustments	2.2749	
Lot Value	70,104	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,480 / 1,480
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	320 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1967 / 38

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	152,703	103.18	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	105.38	Total Misc Impr	+	689	
Roofing Adj	+ 4.99	Garage Cost	+	11,645	
Subfloor Adj	+ 0.00	Total RCN	=	200,546	
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	90,246	
Plumbing Adj	+ 4.16	Lump Sums	+	14,259	
Basement Adj	+ 0.00	RCNLD	=	124,559	
Adj Base Cost	= 127.17	Lot Value	+	70,104	
Total Area	x 1,480	Indicated Value	=	194,663	
Adjusted Cost	= 188,212	Value Per SqFt		131.53	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,559		
Lot Value	70,104		
Indicated Value	194,663	131.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	194,663	131.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	2426	28x14		392	29.69		11,638
WODO	WOOD DECK - OPEN	2427	12x8		96	27.30		2,621
PATO	SLAB PORCH - OPEN	142306	10x6		60	11.48		689

