



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:26:47  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660003205 <b>Parcel ID</b> 000000-00-0-10240-003-0005 <b>Cadastral ID</b> 04-21-16-03870 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 311748 PECK, RALPH EDWARD & TAMI SUE  317 E 16TH CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00317 E 16TH ST N <b>Subdivision</b> MARLAR <b>Lot/Block</b> 0005 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 5 <b>Neighborhood</b> 1172 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.32402714 -95.59846456										<b>Building Permits</b>																																												
<b>Legal Description</b> LOT 5 BLOCK 3 MARLAR					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	No	1,000		2387/105	BLACKBURN, LOUISE N TRUSTEE	02/26/2014	108,000	4																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 56,403</td> <td>38,219</td> <td>11%</td> <td>4,204</td> <td>Assessed</td> <td>15,086</td> <td>1,394.40</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 101,977</td> <td>98,922</td> <td> </td> <td>10,882</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 158,380</td> <td>137,141</td> <td> </td> <td>15,086</td> <td>Total Taxable</td> <td>15,086</td> <td>1,394.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 56,403	38,219	11%	4,204	Assessed	15,086	1,394.40	Year Frozen	0	Improvements 101,977	98,922		10,882	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 158,380	137,141		15,086	Total Taxable	15,086	1,394.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003205	PECK, RALPH EDWARD &	17	157,345	0	14,368	1,328.00																																															
2024	2024-660003205	PECK, RALPH EDWARD &	17	160,054	0	13,682	1,264.00																																															
2023	2023-660003205	PECK, RALPH EDWARD &	17	134,550	0	13,031	1,194.00																																															
2022	2022-660003205	PECK, RALPH EDWARD &	17	112,828	0	12,411	1,149.00																																															
2021	2021-660003205	PECK, RALPH EDWARD &	17	118,847	0	13,073	1,154.00																																															
2020	2020-660003205	PECK, RALPH EDWARD &	17	120,151	0	13,217	1,210.00																																															
2019	2019-660003205	PECK, RALPH EDWARD &	17	114,506	0	12,596	1,167.00																																															
2018	2018-660003205	PECK, RALPH EDWARD &	17	121,077	0	12,984	1,200.00																																															
2017	2017-660003205	PECK, RALPH EDWARD &	17	120,153	0	12,366	1,136.00																																															
2016	2016-660003205	PECK, RALPH EDWARD &	17	117,355	0	11,777	1,105.00																																															
2015	2015-660003205	PECK, RALPH EDWARD &	17	118,077	0	11,216	1,012.00																																															
2014	2014-660003205	PECK, RALPH EDWARD &	17	121,641	1000	9,683	898.00																																															
2013	2013-660003205	BLACKBURN, LOUISE N TRUSTEE	17	116,693	1000	9,372	858.00																																															



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Date 04/17/2026  
Time 03:26:48  
Page 2

Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2514	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,952.00 x 5.15 = 56,403	
Factor Value		
Adjustments	1.0000	
Lot Value	56,403	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,580 / 1,580
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1964 / 47

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	145,625	92.17	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	189,090		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.80	Total Misc Impr	+	12,954			
Roofing Adj	+ 4.28	Garage Cost	+	11,700			
Subfloor Adj	+ 1.17	Total RCN	=	221,080			
Heat/Cool Adj	+ 11.47	Depreciation ( 54%)	-	119,383			
Plumbing Adj	+ 6.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	101,697			
Adj Base Cost	= 124.32	Lot Value	+	56,403			
Total Area	x 1,580	Indicated Value	=	158,100			
Adjusted Cost	= 196,426	Value Per SqFt		100.06			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	101,697		
Lot Value	56,403		
Indicated Value	158,100	100.06	Per SqFt
Agland Value			
Site Improvements	280		
Total Value	158,380	100.24	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	8250	33x4		132	23.83		3,146
PRCH	SLAB PORCH - COVERED	8251	20x10		200	23.56		4,712



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 Time 03:26:48  
 Page 3

### Sketch Image

660003205



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,580	1.000	1,580
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	132	1.000	132
4	M	PRCH		13	SLBC	200	1.000	200
<b>Total Building Area</b>						<b>1,580</b>		<b>1,580</b>



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Time 03:26:48  
Page 4

660003205

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x8x0			80
	Qual	2	Cond	Year	2019	Eff Age
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 80)		374		374 94		280