



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 660008861 Parcel ID 000000-00-0-10010-042-0003 Cadastral ID 09-21-16-03240 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 346560 PEDEN, RICHARD L & LADONNA M 10452 E 534 RD CLAREMORE OK 74019-0000 Parcel Location Situs 00605 N MUSKOGEE AVE Subdivision CLAREMORE O T Lot/Block 0003 / 0042 Parcel Size 1 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (417)\IMG_0011.JPG 1/8/2025</p>														
Legal Description Lat/Long: 36.31625588 -95.60989982																			
N 50' LOT 3 BLOCK 42 CLAREMORE O T					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	WALLIS, HOSEA M TRUST	03/10/2025	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	26,766	22,011	11%	2,421	Assessed	2,799	258.71										
Year Frozen	0	Improvements	6,720	3,432		378	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	33,486	25,443		2,799	Total Taxable	2,799	259.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660008861	PEDEN, RICHARD L &			17	33,486	0	2,666	246.00										
2024	2024-660008861	WALLIS, HOSEA M TRUST			17	32,136	0	2,539	235.00										
2023	2023-660008861	WALLIS, HOSEA M & BELZARAH J			17	27,720	0	2,418	221.00										
2022	2022-660008861	WALLIS, HOSEA M & BELZARAH J			17	21,720	0	2,303	213.00										
2021	2021-660008861	WALLIS, HOSEA M & BELZARAH J			17	22,123	0	2,193	194.00										
2020	2020-660008861	WALLIS, HOSEA M & BELZARAH J			17	18,989	0	2,089	191.00										
2019	2019-660008861	WALLIS, HOSEA M & BELZARAH J			17	18,774	0	2,065	191.00										
2018	2018-660008861	WALLIS, HOSEA M & BELZARAH J			17	19,188	0	2,111	195.00										
2017	2017-660008861	WALLIS, HOSEA M & BELZARAH J			17	18,912	0	2,080	191.00										
2016	2016-660008861	WALLIS, HOSEA M & BELZARAH J			17	18,912	0	2,080	195.00										
2015	2015-660008861	WALLIS, HOSEA M & BELZARAH J			17	18,774	0	2,065	186.00										
2014	2014-660008861	WALLIS, HOSEA M & BELZARAH J			17	18,912	0	2,080	193.00										
2013	2013-660008861	WALLIS, HOSEA M & BELZARAH J			17	18,196	0	2,002	183.00										



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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	5606		
Non-Ag Acres	0.1683		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
Method	Square-Foot		
Base Lot Value	7,333.00 x 3.65 = 26,766		
Factor Value			
Adjustments			
Lot Value	26,766		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted 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			
Lot Value	26,766		
Indicated Value	26,766	0.00	Per SqFt
Agland Value			
Site Improvements	6,720		
Total Value	33,486	0.00	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	0.00	Total Misc Impr	+	0
Roofing Adj	+ 0.00	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0
Plumbing Adj	+ 0.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	
Adj Base Cost	= 0.00	Lot Value	+	26,766
Total Area	x	Indicated Value	=	26,766
Adjusted Cost	= 0	Value Per SqFt		0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0		N/A	1,200
	Qual	2	Cond 2	Year	Eff Age	
	Valuation Summary Base Cost (16.00 x 1,200) 19,200		Modifier Total	RCN 19,200	Depr (65% Phys/ % Func) 12,480	RCNLD 6,720
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (3.50 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD