



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:14:02  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660016128 <b>Parcel ID</b> 000000-00-0-10455-001-0001 <b>Cadastral ID</b> 17-21-16-01810 <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> 318219 BANNING, RACHAEL  1001 PECAN LN CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01001 E PECAN LN <b>Subdivision</b> WALNUT PARK I <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 17 / 21 / 16 / 5 <b>Neighborhood</b> 1161 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29728680 -95.62116679																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.178		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	7,753.00 x 5.50 = 42,642		
Factor Value			
Adjustments	1.0000		
Lot Value	42,642		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-29\IMG\_000 8/29/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,185 / 1,185
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,185
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	300 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	108,894	91.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	101,570		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.86	Total Misc Impr	+	2,027	
Roofing Adj	+ 4.11	Garage Cost	+	8,106	
Subfloor Adj	+ 0.00	Total RCN	=	154,999	
Heat/Cool Adj	+ 10.30	Depreciation ( 48%)	-	74,400	
Plumbing Adj	+ 6.98	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	80,599	
Adj Base Cost	= 122.25	Lot Value	+	42,642	
Total Area	x 1,185	Indicated Value	=	123,241	
Adjusted Cost	= 144,866	Value Per SqFt		104.00	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	80,599		
Lot Value	42,642		
Indicated Value	123,241	104.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	123,241	104.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	38806	16x14		224	9.05		2,027



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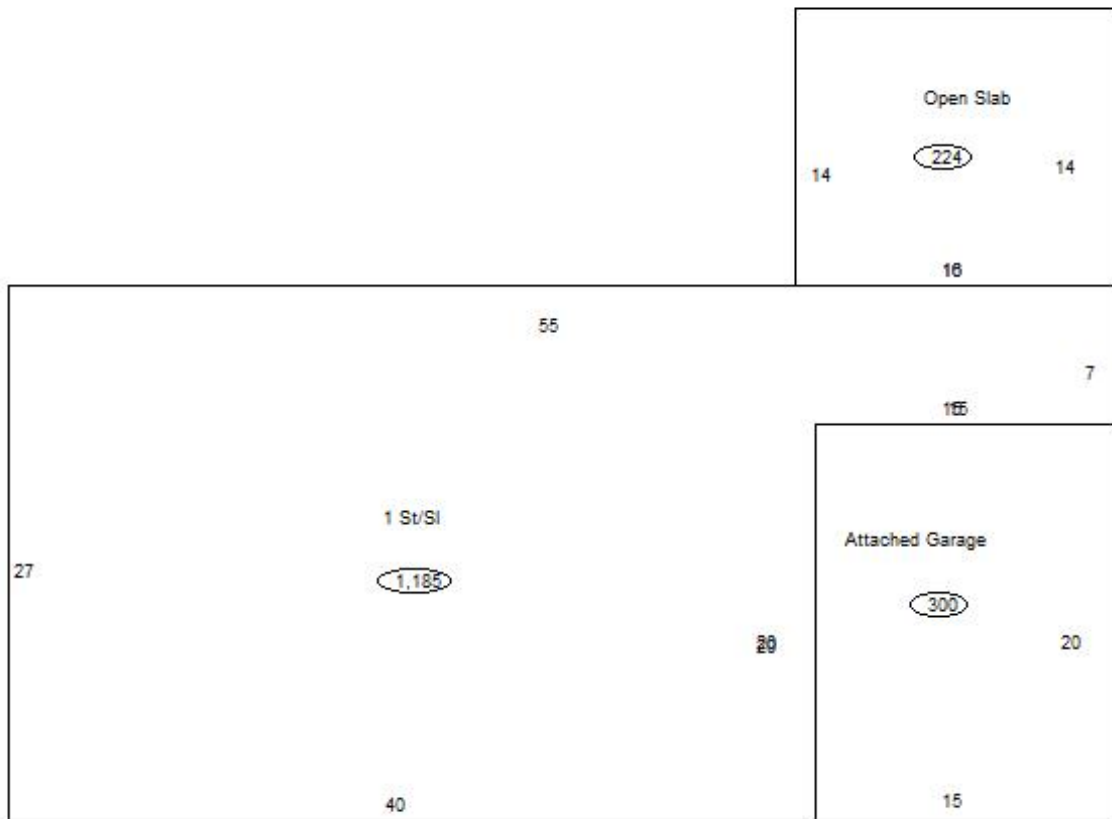
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### Sketch Image

660016128



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,185	1.000	1,185
2	G	1		10	Attached Garage	300	1.000	300
3	M	PATO		10	Open Slab	224	1.000	224
<b>Total Building Area</b>						1,185		1,185