



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:14:07
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016138 Parcel ID 000000-00-0-10455-002-0001 Cadastral ID 17-21-16-01910 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 271894 WHISMAN, LINDA S C/O BARNEY WHORTON 1201 PECAN LANE CLAREMORE OK 74017-0000 Parcel Location Situs 01201 E PECAN LN Subdivision WALNUT PARK I Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29731919 -95.62277870																																																																																																																									
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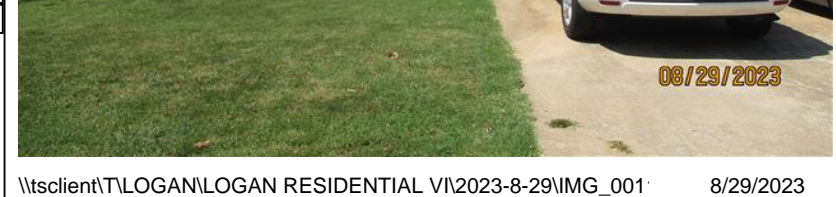
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.4192	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	18,258.00 x 4.47 = 81,645	
Factor Value		
Adjustments	1.0000	
Lot Value	81,645	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,136 / 1,136
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,136
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	450 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-29\IMG_001 8/29/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	143,125	125.99	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	149,990 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	93.77	Total Misc Impr	+	594	
Roofing Adj	+ 4.15	Garage Cost	+	10,787	
Subfloor Adj	+ 0.00	Total RCN	=	146,951	
Heat/Cool Adj	+ 10.30	Depreciation (27%)	-	39,677	
Plumbing Adj	+ 11.12	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	107,274	
Adj Base Cost	= 119.34	Lot Value	+	81,645	
Total Area	x 1,136	Indicated Value	=	188,919	
Adjusted Cost	= 135,570	Value Per SqFt		166.30	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,274		
Lot Value	81,645		
Indicated Value	188,919	166.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	188,919	166.30	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	38839	7x4		28	21.20	594



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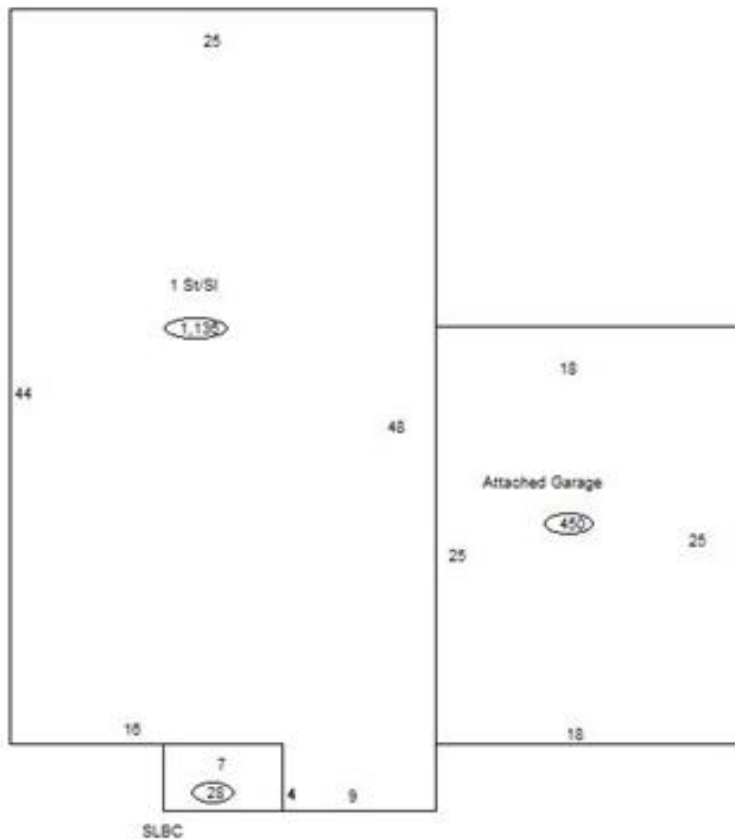
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Sketch Image

660016138



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,136	1.000	1,136
2	G	1		10	Attached Garage	450	1.000	450
3	M	PRCH		10	SLBC	28	1.000	28
Total Building Area						1,136		1,136