



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:14:13  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660016153 <b>Parcel ID</b> 000000-00-0-10460-001-0001 <b>Cadastral ID</b> 17-21-16-02060 <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> 346093 STIMSON, TERRY & BONNIE PROTECTION TRUST  17342 SAVANNAH CT CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00902 E PECAN LN <b>Subdivision</b> WALNUT PARK II <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: 36.29774638 -95.61800565																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.551 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 4 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 24,001.00 x 4.00 = 96,001 <b>Factor Value</b> -14,400 <b>Adjustments</b> 1.0000 <b>Lot Value</b> 81,601		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,404 / 1,404
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,404
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1981 / 34

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	96,589	68.80	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	67,330		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	92.17	<b>Total Misc Impr</b>	+ 3,381				
<b>Roofing Adj</b>	+ 3.95	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 161,078				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 45%)</b>	- 72,485				
<b>Plumbing Adj</b>	+ 5.90	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 88,593				
<b>Adj Base Cost</b>	= 112.32	<b>Lot Value</b>	+ 81,601				
<b>Total Area</b>	x 1,404	<b>Indicated Value</b>	= 170,194				
<b>Adjusted Cost</b>	= 157,697	<b>Value Per SqFt</b>	121.22				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	88,593		
<b>Lot Value</b>	81,601		
<b>Indicated Value</b>	170,194	121.22	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	170,194	121.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38891	10x6		60	21.11		1,267
PATO	SLAB PORCH - OPEN	141890	30x8		240	8.81		2,114



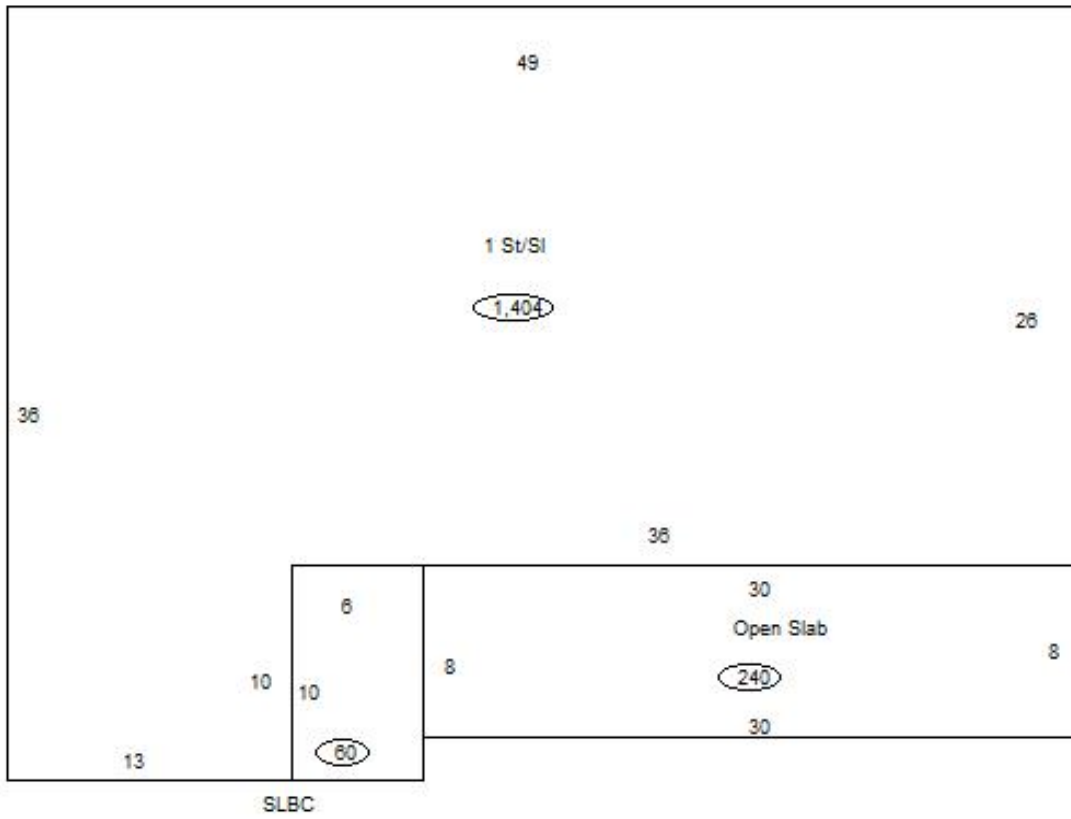
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,404	1.000	1,404
2	M	PRCH		10	SLBC	60	1.000	60
3	M	PATO		10	Open Slab	240	1.000	240
<b>Total Building Area</b>						1,404		1,404