



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:14:15
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Assessment Data					Primary Image																																																																																																																				
Account 660016156 Parcel ID 000000-00-0-10460-001-0004 Cadastral ID 17-21-16-02090 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 325294 WAS COMPANY LLC 621 W 19TH ST S CLAREMORE OK 74019-0000 Parcel Location Situs 00908 E PECAN LN Subdivision WALNUT PARK II Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1878	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,179.00 x 5.50 = 44,985	
Factor Value		
Adjustments	1.0819	
Lot Value	48,669	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,200
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 46

Cost Approach		Manual : 01/2025	
Base Cost	95.78	Total Misc Impr	+ 6,805
Roofing Adj	+ 4.82	Garage Cost	+ 6,962
Subfloor Adj	+ 0.00	Total RCN	= 151,851
Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 83,518
Plumbing Adj	+ 4.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 68,333
Adj Base Cost	= 115.07	Lot Value	+ 48,669
Total Area	x 1,200	Indicated Value	= 117,002
Adjusted Cost	= 138,084	Value Per SqFt	97.50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	107,071	89.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	93,610		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	68,333		
Lot Value	48,669		
Indicated Value	117,002	97.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	117,002	97.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38901	12x4		48	21.14		1,015
PATO	SLAB PORCH - OPEN	38902	8x6		48	10.24		492
EPSW	ENCLOSED PORCH - SOLID WALL	38903	12x8		96	55.19		5,298



Rogers

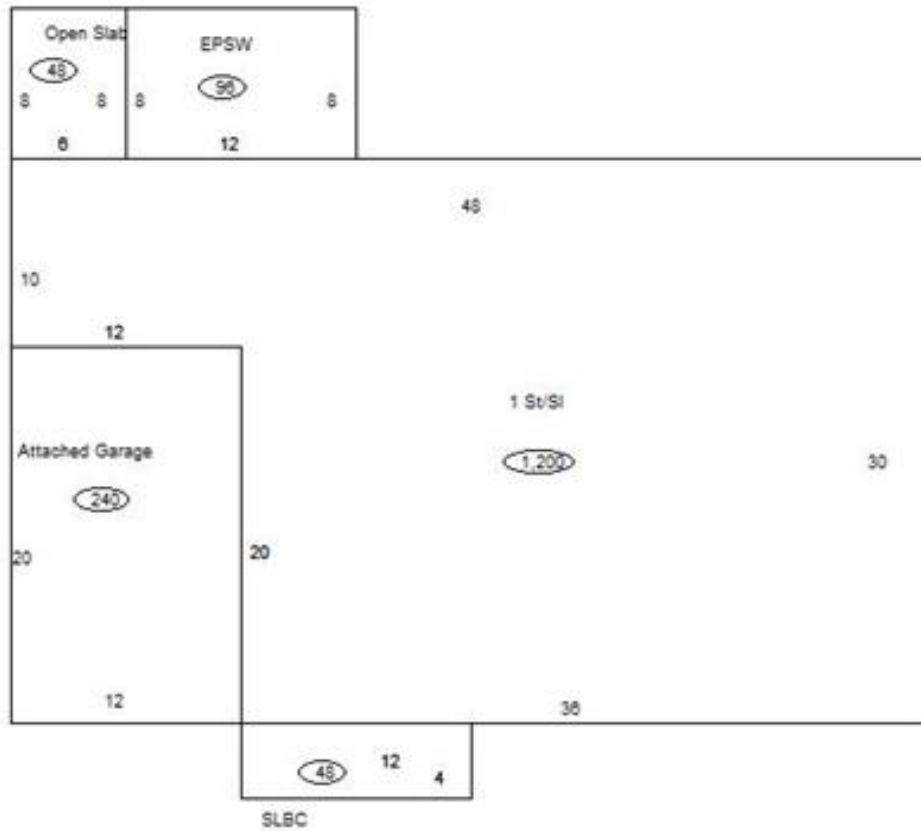
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Sketch Image

660016156



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,200	1.000	1,200
2	G	1		10	Attached Garage	240	1.000	240
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PATO		10	Open Slab	48	1.000	48
5	M	EPSW		10	EPSW	96	1.000	96
Total Building Area						1,200		1,200