



# 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	660016160								
Parcel ID	000000-00-0-10460-001-0008								
Cadastral ID	17-21-16-02130								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	343897								
JONES, TRISHA									
916 PECAN LN CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00916 E PECAN LN								
Subdivision	WALNUT PARK II								
Lot/Block	0008 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	17 / 21 / 16 / 5								
Neighborhood	1161 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29773156 -95.61981716									
Building Permits									
LOT 8 BLOCK 1 WALNUT PARK II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	BATTLES, JACKIE	03/22/2024	0	4
					804/441			34,500	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	44,682	14,321	11%	1,575	Assessed	12,752	1,178.67
Year Frozen	0	Improvements	118,993	101,610		11,177	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	163,675	115,931		12,752	Total Taxable	11,752	1,086.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016160	JONES, TRISHA	17	159,790	1000	11,381	1,052.00		
2024	2024-660016160	JONES, TRISHA	17	163,727	1000	11,021	1,019.00		
2023	2023-660016160	BATTLES, JACKIE	17	135,826	1000	10,671	977.00		
2022	2022-660016160	BATTLES, JACKIE	17	112,578	1000	10,331	956.00		
2021	2021-660016160	BATTLES, JACKIE	17	115,708	1000	10,000	883.00		
2020	2020-660016160	BATTLES, JACKIE	17	116,439	1000	9,680	886.00		
2019	2019-660016160	BATTLES, JACKIE	17	110,315	1000	9,369	868.00		
2018	2018-660016160	BATTLES, JACKIE	17	113,881	1000	9,067	838.00		
2017	2017-660016160	BATTLES, JACKIE	17	112,881	1000	8,774	806.00		
2016	2016-660016160	BATTLES, JACKIE	17	109,841	1000	8,489	797.00		
2015	2015-660016160	BATTLES, JACKIE	17	101,531	1000	8,213	741.00		
2014	2014-660016160	BATTLES, JACKIE	17	104,801	1000	7,945	737.00		
2013	2013-660016160	BATTLES, JACKIE	17	99,988	1000	7,684	703.00		



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1865	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,124.00 x 5.50 = 44,682	
Factor Value		
Adjustments	1.0000	
Lot Value	44,682	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,796 / 1,796
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,796
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1978 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	112,994	62.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	114,020		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,993		
Lot Value	44,682		
Indicated Value	163,675	91.13	Per SqFt
Agland Value			
Site Improvements			
Total Value	163,675	91.13	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.61	Total Misc Impr	+	3,731			
Roofing Adj	+ 3.92	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	210,020			
Heat/Cool Adj	+ 10.30	Depreciation ( 47%)	-	98,709			
Plumbing Adj	+ 7.03	Lump Sums	+	7,682			
Basement Adj	+ 0.00	RCNLD	=	118,993			
Adj Base Cost	= 114.86	Lot Value	+	44,682			
Total Area	x 1,796	Indicated Value	=	163,675			
Adjusted Cost	= 206,289	Value Per SqFt		91.13			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38913	180		180	20.73		3,731
WODC	WOOD DECK - COVERED	124497	112		112	41.32	6%	4,350
WODO	WOOD DECK - OPEN	124498	14x12		168	21.10	6%	3,332



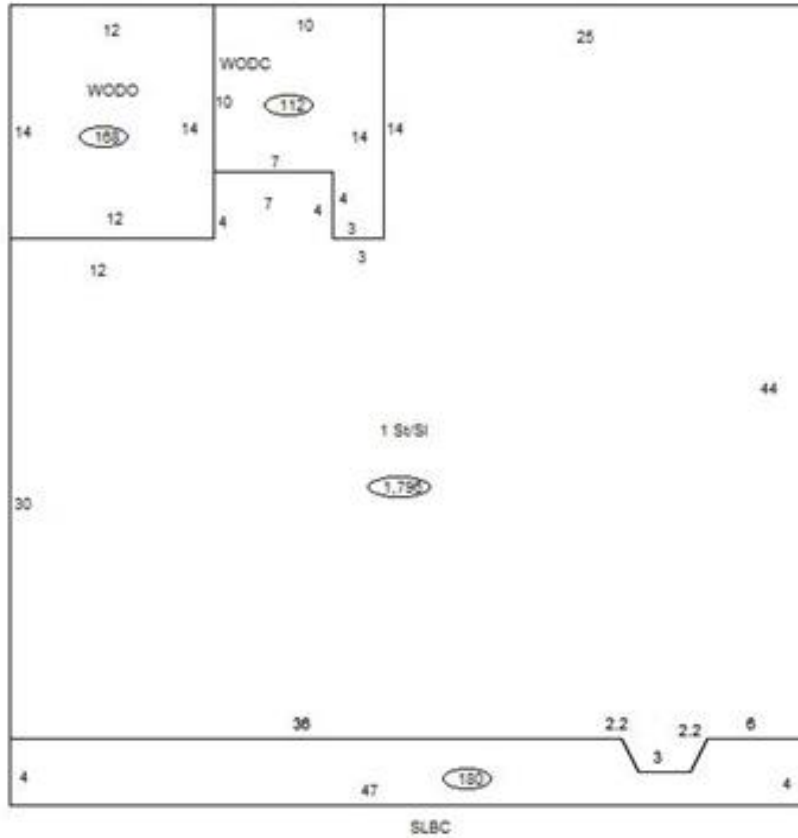
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Sketch Image

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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/SI	1,796	1.000	1,796
2	M	PRCH		10	SLBC	180	1.000	180
3	M	WODC		10	WODC	112	1.000	112
4	M	WODO		10	WODO	168	1.000	168
<b>Total Building Area</b>						<b>1,796</b>		<b>1,796</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.50 x )					
	STF	STG FAIR	0x0x0			
	Qual	2 Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					