



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:14:19
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Assessment Data					Primary Image																																																																																																																				
Account 660016161 Parcel ID 000000-00-0-10460-001-0009 Cadastral ID 17-21-16-02140 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 60054 FLEAK, PAMELA ANN LIFE ESTATE 918 PECAN LANE CLAREMORE OK 74017-0000 Parcel Location Situs 00918 E PECAN LN Subdivision WALNUT PARK II Lot/Block 0009 / 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	0.1884	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,209.00 x 5.50 = 45,150	
Factor Value		
Adjustments	1.0000	
Lot Value	45,150	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,052 / 1,052
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,052
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	240 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-29\IMG_003! 8/29/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	97,929	93.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	108,550		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	76,538		
Lot Value	45,150		
Indicated Value	121,688	115.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	121,688	115.67	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.55	Total Misc Impr	+	4,930			
Roofing Adj	+ 4.25	Garage Cost	+	6,962			
Subfloor Adj	+ 0.00	Total RCN	=	144,412			
Heat/Cool Adj	+ 10.30	Depreciation (47%)	-	67,874			
Plumbing Adj	+ 7.87	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	76,538			
Adj Base Cost	= 125.97	Lot Value	+	45,150			
Total Area	x 1,052	Indicated Value	=	121,688			
Adjusted Cost	= 132,520	Value Per SqFt		115.67			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38916	20x12		240	20.54		4,930



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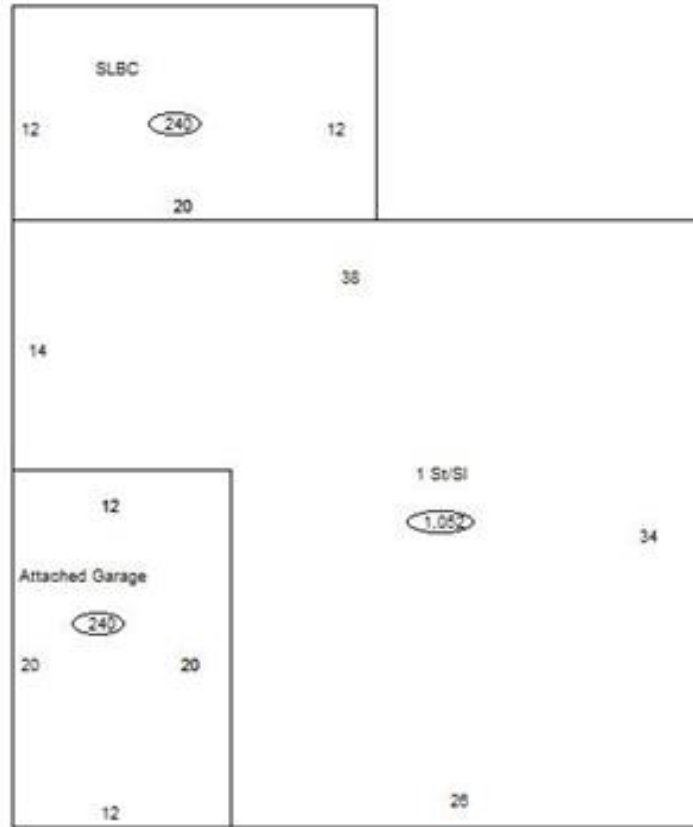
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Sketch Image

660016161



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,052	1.000	1,052
2	G	1		10	Attached Garage	240	1.000	240
3	M	PRCH		10	SLBC	240	1.000	240
Total Building Area						1,052		1,052