



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	660016164								
Parcel ID	000000-00-0-10460-002-0003								
Cadastral ID	17-21-16-02170								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	60094								
MASON, PHYLLIS									
924 PECAN LANE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00924 E PECAN LN								
Subdivision	WALNUT PARK II								
Lot/Block	0003 / 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 Lat/Long: 36.29776057 -95.62100309									
Building Permits									
LOT 3 BLOCK 2 WALNUT PARK II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	44,220	13,902	11%	1,529	Assessed	9,811	906.83
Year Frozen	0	Improvements	84,908	75,287		8,282	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	129,128	89,189		9,811	Total Taxable	8,811	814.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660016164	MASON, PHYLLIS			17	126,344	1000	8,525	788.00
2024	2024-660016164	MASON, PHYLLIS			17	128,297	1000	8,247	762.00
2023	2023-660016164	MASON, PHYLLIS			17	108,130	1000	7,978	731.00
2022	2022-660016164	MASON, PHYLLIS			17	84,876	1000	7,717	714.00
2021	2021-660016164	WORKMAN, PHYLLIS			17	88,871	1000	7,463	659.00
2020	2020-660016164	WORKMAN, PHYLLIS			17	89,546	1000	7,217	661.00
2019	2019-660016164	WORKMAN, PHYLLIS			17	84,990	1000	6,978	646.00
2018	2018-660016164	WORKMAN, PHYLLIS			17	87,733	1000	6,745	623.00
2017	2017-660016164	WORKMAN, PHYLLIS			17	87,000	1000	6,519	599.00
2016	2016-660016164	WORKMAN, PHYLLIS			17	84,725	1000	6,300	591.00
2015	2015-660016164	WORKMAN, PHYLLIS			17	82,194	1000	6,088	549.00
2014	2014-660016164	WORKMAN, PHYLLIS			17	84,781	1000	5,882	545.00
2013	2013-660016164	WORKMAN, PHYLLIS			17	81,007	1000	5,681	520.00



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1846	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,040.00 x 5.50 = 44,220	
Factor Value		
Adjustments	1.0000	
Lot Value	44,220	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,154 / 1,154
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,154
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
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	
Adusted R	0.8445		
Indicated Value	117,234	101.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	109,410		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	102.02	Total Misc Impr	+	3,113	
Roofing Adj	+ 4.24	Garage Cost	+	9,944	
Subfloor Adj	+ 0.00	Total RCN	=	160,204	
Heat/Cool Adj	+ 10.30	Depreciation (47%)	-	75,296	
Plumbing Adj	+ 10.95	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	84,908	
Adj Base Cost	= 127.51	Lot Value	+	44,220	
Total Area	x 1,154	Indicated Value	=	129,128	
Adjusted Cost	= 147,147	Value Per SqFt		111.90	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	84,908		
Lot Value	44,220		
Indicated Value	129,128	111.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	129,128	111.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38924	12x4		48	21.14		1,015
PRCH	SLAB PORCH - COVERED	38925	10x10		100	20.98		2,098

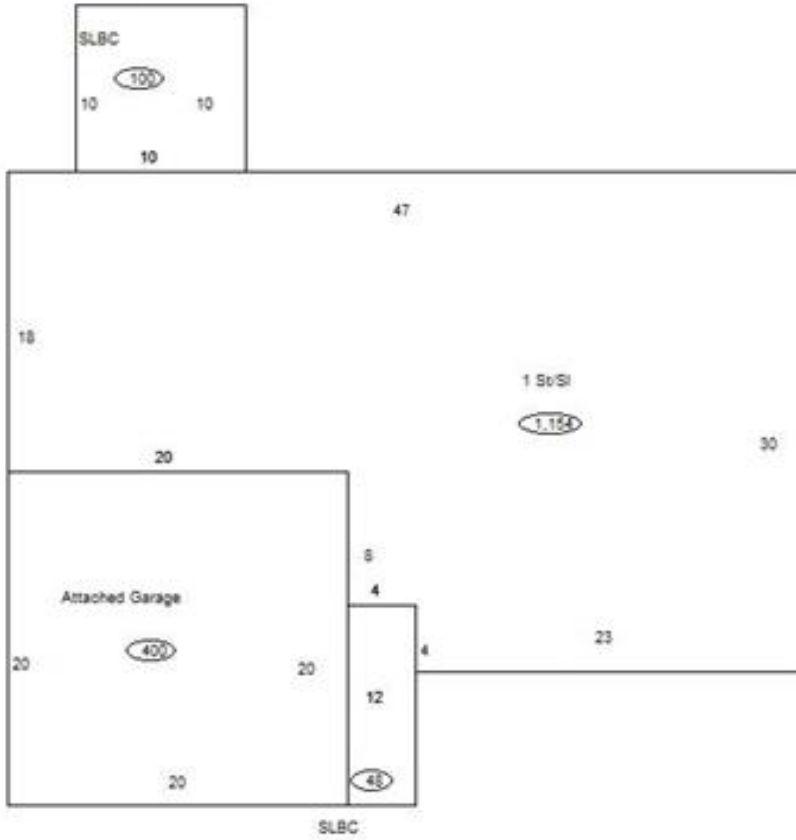


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Sketch Image

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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	1,154	1.000	1,154
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PRCH		10	SLBC	100	1.000	100
Total Building Area						1,154		1,154



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Outbuildings/Site Improvements

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