



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:14:26
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Assessment Data					Primary Image																																																																																																																				
Account 660016165 Parcel ID 000000-00-0-10460-002-0004 Cadastral ID 17-21-16-02180 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 322452 MCCLAIN, RONNIE 1000 PECAN LN CLAREMORE OK 74017-0000 Parcel Location Situs 01000 E PECAN LN Subdivision WALNUT PARK II Lot/Block 0004 / 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 Lot/Long: 36.29777199 -95.62127217																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1944		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,466.00 x 5.50 = 46,563		
Factor Value			
Adjustments	1.0000		
Lot Value	46,563		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,343 / 1,343
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,343
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,136	111.79	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	144,090		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.62	Total Misc Impr	+ 3,448				
Roofing Adj	+ 4.44	Garage Cost	+ 13,282				
Subfloor Adj	+ -1.15	Total RCN	= 180,898				
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 81,404				
Plumbing Adj	+ 6.86	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 99,494				
Adj Base Cost	= 122.24	Lot Value	+ 46,563				
Total Area	x 1,343	Indicated Value	= 146,057				
Adjusted Cost	= 164,168	Value Per SqFt	108.75				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,494		
Lot Value	46,563		
Indicated Value	146,057	108.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	146,057	108.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38928	29x5		145	23.78		3,448



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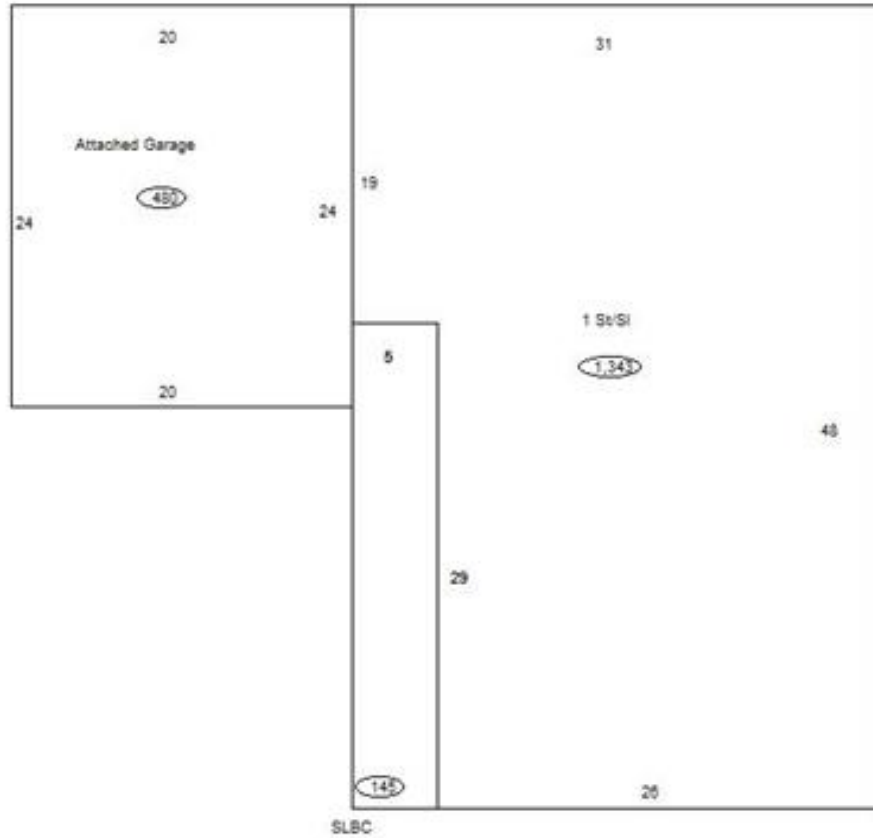
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Sketch Image

660016165



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,343	1.000	1,343
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	145	1.000	145
Total Building Area						1,343		1,343