



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:14:28  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660016166 <b>Parcel ID</b> 000000-00-0-10460-002-0005 <b>Cadastral ID</b> 17-21-16-02190 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 332762 CHAMBERLAIN, KAMRY N & ADRION LINDSEY  1002 PECAN LN CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01002 E PECAN LN <b>Subdivision</b> WALNUT PARK II <b>Lot/Block</b> 0005 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 17 / 21 / 16 / 5 <b>Neighborhood</b> 1161 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29773560 -95.62139723																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.191	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,320.00 x 5.50 = 45,760	
Factor Value		
Adjustments	1.0000	
Lot Value	45,760	

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, Vinyl
Base/Total Area	1,704 / 1,704
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,704
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	960 Carport - Shed Roof
Remodel	
Year/Eff Age	1978 / 36

Cost Approach				Manual : 01/2025			
Base Cost	97.05	Total Misc Impr	+	4,119			
Roofing Adj	+ 4.31	Garage Cost	+	11,040			
Subfloor Adj	+ -1.16	Total RCN	=	214,680			
Heat/Cool Adj	+ 11.47	Depreciation ( 45%)	-	96,606			
Plumbing Adj	+ 5.42	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	118,074			
Adj Base Cost	= 117.09	Lot Value	+	45,760			
Total Area	x 1,704	Indicated Value	=	163,834			
Adjusted Cost	= 199,521	Value Per SqFt		96.15			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	215,179	126.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	234,220		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,074		
Lot Value	45,760		
Indicated Value	163,834	96.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	163,834	96.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38930	13x4		52	24.10		1,253
PRCH	SLAB PORCH - COVERED	38932	12x10		120	23.88		2,866

