



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:14:30
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Assessment Data					Primary Image														
Account 660016167 Parcel ID 000000-00-0-10460-002-0006 Cadastral ID 17-21-16-02200 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 332853 NEWMAN, COLBY 1004 E PECAN LN CLAREMORE OK 74017-0000 Parcel Location Situs 01004 E PECAN LN Subdivision WALNUT PARK II Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-29\IMG_004 8/29/2023</p>														
Legal Description Lat/Long: 36.29778882 -95.62179220																			
LOT 6 BLOCK 2 WALNUT PARK II					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	NIX, ROGER	11/27/2020	124,500	YES										
					/	SPACE, JEFFERY A &	07/31/2020	76,000	7										
					/	KING & KING ACQUISITIONS INC	07/31/2020	84,000	YES										
					1786/200	WHITE, JASON L & ROBI M	05/26/2006	91,000	YES										
					1180/90	WALLACE, WALLY	06/25/1999	65,000	Yes										
					1153/326	WMFC 1997-4 PROPERTIES,-INC	12/29/1998	35,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2021		Land Value 45,469	45,469	11%	5,002	Assessed	16,608	1,535.08										
Year Frozen	0		Improvements 105,510	105,510		11,606	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 150,979	150,979		16,608	Total Taxable	16,608	1,535.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016167	NEWMAN, COLBY			17	147,396	0	16,214	1,499.00										
2024	2024-660016167	NEWMAN, COLBY			17	151,013	0	15,530	1,435.00										
2023	2023-660016167	NEWMAN, COLBY			17	147,800	0	14,791	1,355.00										
2022	2022-660016167	NEWMAN, COLBY			17	128,053	0	14,086	1,304.00										
2021	2021-660016167	NEWMAN, COLBY			17	122,384	0	13,462	1,189.00										
2020	2020-660016167	NIX, ROGER			17	97,651	1000	9,513	871.00										
2019	2019-660016167	SPACE, JEFFERY A &			17	92,790	1000	9,207	853.00										
2018	2018-660016167	SPACE, JEFFERY A &			17	97,878	1000	9,767	902.00										
2017	2017-660016167	SPACE, JEFFERY A &			17	97,057	1000	9,676	889.00										
2016	2016-660016167	SPACE, JEFFERY A &			17	94,470	1000	9,392	882.00										
2015	2015-660016167	SPACE, JEFFERY A &			17	91,889	1000	9,108	821.00										
2014	2014-660016167	SPACE, JEFFERY A &			17	93,667	1000	8,869	822.00										
2013	2013-660016167	SPACE, JEFFERY A &			17	87,104	1000	8,581	785.00										



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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1898		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	8,267.00 x 5.50 = 45,469		
Factor Value			
Adjustments	1.0000		
Lot Value	45,469		



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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	1,428 / 1,428
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,428
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	400 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
Adjusted R	0.8445
Indicated Value	148,201 103.78 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	165,750 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	105,510
Lot Value	45,469
Indicated Value	150,979 105.73 Per SqFt
Agland Value	
Site Improvements	
Total Value	150,979 105.73 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.44	Total Misc Impr	+ 2,007
Roofing Adj	+ 4.57	Garage Cost	+ 11,700
Subfloor Adj	+ -1.20	Total RCN	= 191,836
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 86,326
Plumbing Adj	+ 6.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 105,510
Adj Base Cost	= 124.74	Lot Value	+ 45,469
Total Area	x 1,428	Indicated Value	= 150,979
Adjusted Cost	= 178,129	Value Per SqFt	105.73

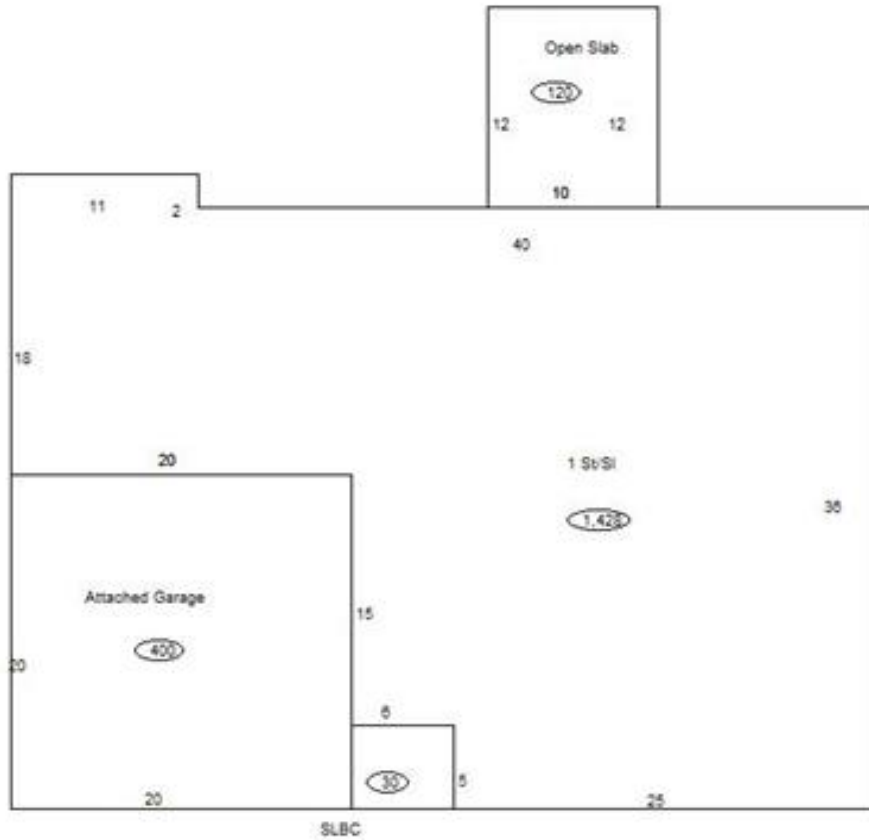
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38935	6x5		30	24.17		725
PATO	SLAB PORCH - OPEN	38936	12x10		120	10.68		1,282



Sketch Image

660016167



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,428	1.000	1,428
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,428		1,428



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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)						