



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:14:32
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Assessment Data					Primary Image																																																																																																																				
Account 660016168 Parcel ID 000000-00-0-10460-002-0007 Cadastral ID 17-21-16-02210 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 313166 WAGLER, MARK ELON 1006 PECAN LN CLAREMORE OK 74017-0000 Parcel Location Situs 01006 E PECAN LN Subdivision WALNUT PARK II Lot/Block 0007 / 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: 36.29775079 -95.62190225																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1874		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,164.00 x 5.50 = 44,902		
Factor Value			
Adjustments	1.0000		
Lot Value	44,902		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-29\IMG_004; 8/29/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,234 / 1,234
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,234
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	476 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	129,695	105.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	120,670		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.88	Total Misc Impr	+	15,638			
Roofing Adj	+ 4.24	Garage Cost	+	11,224			
Subfloor Adj	+ 0.00	Total RCN	=	179,458			
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	82,551			
Plumbing Adj	+ 10.24	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	96,907			
Adj Base Cost	= 123.66	Lot Value	+	44,902			
Total Area	x 1,234	Indicated Value	=	141,809			
Adjusted Cost	= 152,596	Value Per SqFt		114.92			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	96,907		
Lot Value	44,902		
Indicated Value	141,809	114.92	Per SqFt
Agland Value			
Site Improvements	809		
Total Value	142,618	115.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38939	6x5		30	21.20		636
EPSW	ENCLOSED PORCH - SOLID WALL	38940	20x10		200	54.34		10,868
PRCH	SLAB PORCH - COVERED	38941	20x10		200	20.67		4,134



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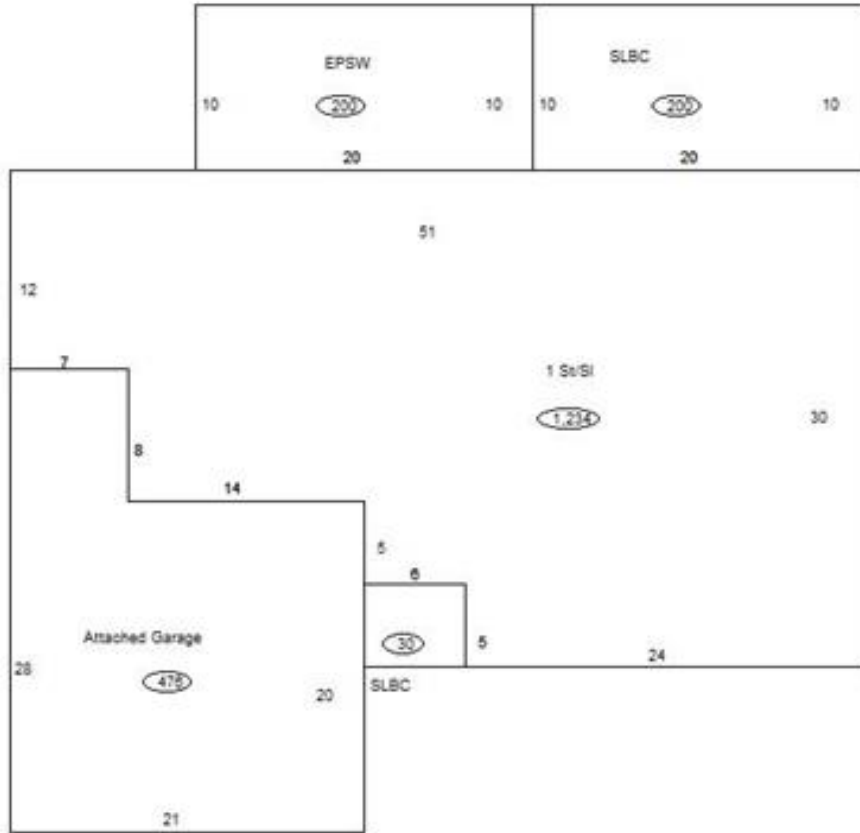
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Sketch Image

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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	1,234	1.000	1,234
2	G	1		10	Attached Garage	476	1.000	476
3	M	PRCH		10	SLBC	30	1.000	30
4	M	EPSW		10	EPSW	200	1.000	200
5	M	PRCH		10	SLBC	200	1.000	200
Total Building Area						1,234		1,234



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			384
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
Base Cost (4.68 x 384)		1,797		1,797 988		809