



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	660016169								
Parcel ID	000000-00-0-10460-002-0008								
Cadastral ID	17-21-16-02220								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	60164								
ESCHLIMAN, GWENDOLYN B									
16745 E 484 RD CLAREMORE OK 74019-4499									
Parcel Location									
Situs	01008 E PECAN LN								
Subdivision	WALNUT PARK II								
Lot/Block	0008 / 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: 36.29778100 -95.62216195									
Building Permits									
LOT 8 BLOCK 2 WALNUT PARK II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	905/226	SELLER	01/28/1993	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	51,216	17,489	11%	1,924	Assessed	5,876	543.12
Year Frozen	2005	Improvements	105,215	35,929		3,952	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	156,431	53,418		5,876	Total Taxable	4,876	451.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660016169	ESCHLIMAN, GWENDOLYN B			17	152,858	1000	4,876	451.00
2024	2024-660016169	ESCHLIMAN, GWENDOLYN B			17	155,980	1000	4,876	451.00
2023	2023-660016169	ESCHLIMAN, GWENDOLYN B			17	125,213	1000	4,876	447.00
2022	2022-660016169	ESCHLIMAN, GWENDOLYN B			17	102,138	1000	4,876	451.00
2021	2021-660016169	ESCHLIMAN, GWENDOLYN B			17	105,956	1000	4,876	431.00
2020	2020-660016169	ESCHLIMAN, GWENDOLYN B			17	106,781	1000	4,876	446.00
2019	2019-660016169	ESCHLIMAN, GWENDOLYN B			17	101,681	1000	4,876	452.00
2018	2018-660016169	ESCHLIMAN, GWENDOLYN B			17	104,876	1000	4,876	451.00
2017	2017-660016169	ESCHLIMAN, GWENDOLYN B			17	103,987	1000	4,876	448.00
2016	2016-660016169	ESCHLIMAN, GWENDOLYN B			17	101,203	1000	4,876	458.00
2015	2015-660016169	ESCHLIMAN, GWENDOLYN B			17	98,108	1000	4,876	440.00
2014	2014-660016169	ESCHLIMAN, GWENDOLYN B			17	101,224	1000	4,876	452.00
2013	2013-660016169	ESCHLIMAN, GWENDOLYN B			17	96,126	1000	4,876	446.00



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.2138 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 9,312.00 x 5.50 = 51,216 Factor Value Adjustments 1.0000 Lot Value 51,216		

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	1,569 / 1,569
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,569
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	533 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 149,487 95.28 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 136,710 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.08	Total Misc Impr	+ 3,183	Roofing Adj	+ 4.02	Garage Cost	+ 12,264
Subfloor Adj	+ 0.00	Total RCN	= 198,518	Heat/Cool Adj	+ 10.30	Depreciation (47%)	- 93,303
Plumbing Adj	+ 5.28	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 105,215
Adj Base Cost	= 116.68	Lot Value	+ 51,216	Total Area	x 1,569	Indicated Value	= 156,431
		Value Per SqFt	99.70	Adjusted Cost	= 183,071		

Value Reconciliation
Selected Approach Cost Approach Improvements 105,215 Lot Value 51,216 Indicated Value 156,431 99.70 Per SqFt Agland Value Site Improvements Total Value 156,431 99.70 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38944	6x5		30	21.20		636
PATO	SLAB PORCH - OPEN	38945	18x18		324	7.86		2,547

