



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:14:35
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Assessment Data					Primary Image																																																																																																																				
Account 660016172 Parcel ID 000000-00-0-10460-003-0002 Cadastral ID 17-21-16-02250 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343860 BRADY STREET PROPERTIES LLC 201 S BRADY ST CLAREMORE OK 74017-0000 Parcel Location Situs 00917 E PECAN LN Subdivision WALNUT PARK II Lot/Block 0002 / 0003 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: 36.29730185 -95.62049269 LOT 2 BLOCK 3 WALNUT PARK II																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.1772 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,719.00 x 5.50 = 42,455 Factor Value Adjustments 1.1246 Lot Value 47,745		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,140 / 1,140
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,140
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	260 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1978 / 21



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-30\IMG_000 8/30/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	104,035	91.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	123,340		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	97.04	Total Misc Impr	+	4,930	
Roofing Adj	+ 4.15	Garage Cost	+	7,327	
Subfloor Adj	+ 0.00	Total RCN	=	151,998	
Heat/Cool Adj	+ 10.30	Depreciation (29%)	-	44,079	
Plumbing Adj	+ 11.09	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	107,919	
Adj Base Cost	= 122.58	Lot Value	+	47,745	
Total Area	x 1,140	Indicated Value	=	155,664	
Adjusted Cost	= 139,741	Value Per SqFt		136.55	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,919		
Lot Value	47,745		
Indicated Value	155,664	136.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	155,664	136.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141906	20x12		240	20.54		4,930



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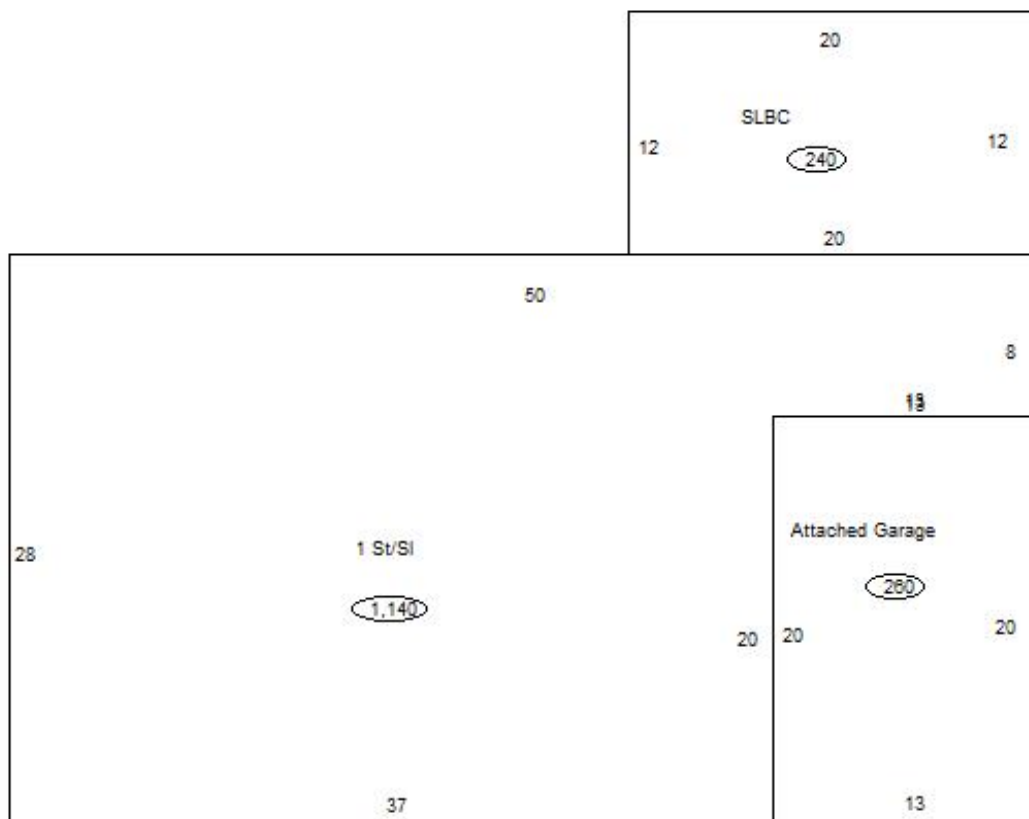
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Sketch Image

660016172



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,140	1.000	1,140
2	G	1		10	Attached Garage	260	1.000	260
3	M	PRCH		10	SLBC	240	1.000	240
Total Building Area						1,140		1,140