



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 660016179 Parcel ID 000000-00-0-10460-004-0001 Cadastral ID 17-21-16-02320 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 299615 ATWELL, R JOLENE & RONALD W 19805 E SUNNY LANE CLAREMORE OK 74019-4069 Parcel Location Situs 00900 E PECAN LN Subdivision WALNUT PARK II Lot/Block 0001 / 0004 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: 36.29731560 -95.61824760																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	0.2281							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	9,937.00 x 5.50 = 54,654							
Factor Value				\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-30\IMG_001 8/30/2023				
Adjustments	1.0000			GRM Approach				
Lot Value	54,654			GRM Code				
Residential Data				Gross Rent 0.00				
Type	1 Single Family Residence			Indicated Value				
Condition	3 - Average			Multiple Regression				
Quality	2 - Fair			MRA Code 1 Test				
Architecture	R3 Res Nbhd 3			Adusted R 0.8445				
Style	100% One Story			Indicated Value 111,701 93.40 Per SqFt				
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood			Direct Comparables				
Base/Total Area	1,196 / 1,196			Selection Model A Adam Test				
Style	100% One Story			Adjustment Model 1 2022 Residential				
HVAC	100% Forced Air Furnace			Comparables 8				
Roof Cover	1 Composition Shingle			Indicated Value 101,570 Per SqFt				
Area on Slab	1,196			Value Reconciliation				
Fixture/RghIn	4 /			Selected Approach Cost Approach				
Bed/F/H Bath	3 / 1.0 /			Improvements 75,605				
Basement Area				Lot Value 54,654				
Garage Type	294 Attached Garage - Unfinished			Indicated Value 130,259 108.91 Per SqFt				
Remodel				Agland Value				
Year/Eff Age	1980 / 35			Site Improvements				
Cost Approach				Total Value 130,259 108.91 Total Value Per SqFt				
Manual : 01/2025								
Base Cost	96.21	Total Misc Impr	+ 1,057					
Roofing Adj	+ 4.10	Garage Cost	+ 7,991					
Subfloor Adj	+ 0.00	Total RCN	= 140,010					
Heat/Cool Adj	+ 5.00	Depreciation (46%)	- 64,405					
Plumbing Adj	+ 4.19	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 75,605					
Adj Base Cost	= 109.50	Lot Value	+ 54,654					
Total Area	x 1,196	Indicated Value	= 130,259					
Adjusted Cost	= 130,962	Value Per SqFt	108.91					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38976	10x5		50	21.14		1,057



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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/SI	1,196	1.000	1,196
2	G	1		10	Attached Garage	294	1.000	294
3	M	PRCH		10	SLBC	50	1.000	50
Total Building Area						1,196		1,196



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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)						