



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 660016184 Parcel ID 000000-00-0-10460-004-0006 Cadastral ID 17-21-16-02370 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 320907 VALADEZ, PATRICIA & JOSELYN ROMERO & MARY LESLIE ROMERO 909 PECAN LN CLAREMORE OK 74017-0000 Parcel Location Situs 00909 E PECAN LN Subdivision WALNUT PARK II Lot/Block 0006 / 0004 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\2023-8-30\IMG_0011 8/30/2023</p>																																																	
Legal Description Lat/Long: 36.29730275 -95.61939663																																																						
LOT 6 BLOCK 4 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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2619/222	ROMERO, FELIPE	02/09/2017	0	4																																													
					1326/485	COPPINGER, DONALD A	10/17/2001	68,000	YES																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2002</td> <td>Land Value 43,395</td> <td>19,032</td> <td>11%</td> <td>2,094</td> <td>Assessed</td> <td>10,686</td> <td>987.71</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 79,712</td> <td>78,109</td> <td> </td> <td>8,592</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 123,107</td> <td>97,141</td> <td> </td> <td>10,686</td> <td>Total Taxable</td> <td>10,686</td> <td>988.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2002	Land Value 43,395	19,032	11%	2,094	Assessed	10,686	987.71	Year Frozen	0	Improvements 79,712	78,109		8,592	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 123,107	97,141		10,686	Total Taxable	10,686	988.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660016184	VALADEZ, PATRICIA &	17	120,303	0	10,177	941.00																																															
2024	2024-660016184	VALADEZ, PATRICIA &	17	121,735	0	9,692	896.00																																															
2023	2023-660016184	VALADEZ, PATRICIA &	17	103,173	0	9,230	845.00																																															
2022	2022-660016184	VALADEZ, PATRICIA &	17	79,920	0	8,791	814.00																																															
2021	2021-660016184	VALADEZ, PATRICIA &	17	83,274	0	9,160	809.00																																															
2020	2020-660016184	VALADEZ, PATRICIA &	17	83,871	0	9,200	842.00																																															
2019	2019-660016184	VALADEZ, PATRICIA &	17	79,650	0	8,762	812.00																																															
2018	2018-660016184	VALADEZ, PATRICIA &	17	82,209	0	9,043	836.00																																															
2017	2017-660016184	VALADEZ, PATRICIA &	17	81,517	0	8,967	824.00																																															
2016	2016-660016184	ROMERO, FELIPE	17	79,398	0	8,734	820.00																																															
2015	2015-660016184	ROMERO, FELIPE	17	77,335	0	8,507	767.00																																															
2014	2014-660016184	ROMERO, FELIPE	17	79,741	0	8,772	813.00																																															
2013	2013-660016184	ROMERO, FELIPE	17	76,597	0	8,426	771.00																																															



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.1811 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,890.00 x 5.50 = 43,395 Factor Value Adjustments 1.0000 Lot Value 43,395		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,188 / 1,188
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,188
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	240 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 104,603 88.05 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 96,220 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.23	Total Misc Impr	+ 5,820	Roofing Adj	+ 4.10	Garage Cost	+ 6,962
Subfloor Adj	+ 0.00	Total RCN	= 150,400	Heat/Cool Adj	+ 10.30	Depreciation (47%)	- 70,688
Plumbing Adj	+ 4.21	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 79,712
Adj Base Cost	= 115.84	Lot Value	+ 43,395	Total Area	x 1,188	Indicated Value	= 123,107
		Value Per SqFt	103.63	Adjusted Cost	= 137,618		

Value Reconciliation
Selected Approach Cost Approach Improvements 79,712 Lot Value 43,395 Indicated Value 123,107 103.63 Per SqFt Agland Value Site Improvements Total Value 123,107 103.63 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38993	14x6		84	21.03		1,767
PRCH	SLAB PORCH - COVERED	38994	14x14		196	20.68		4,053

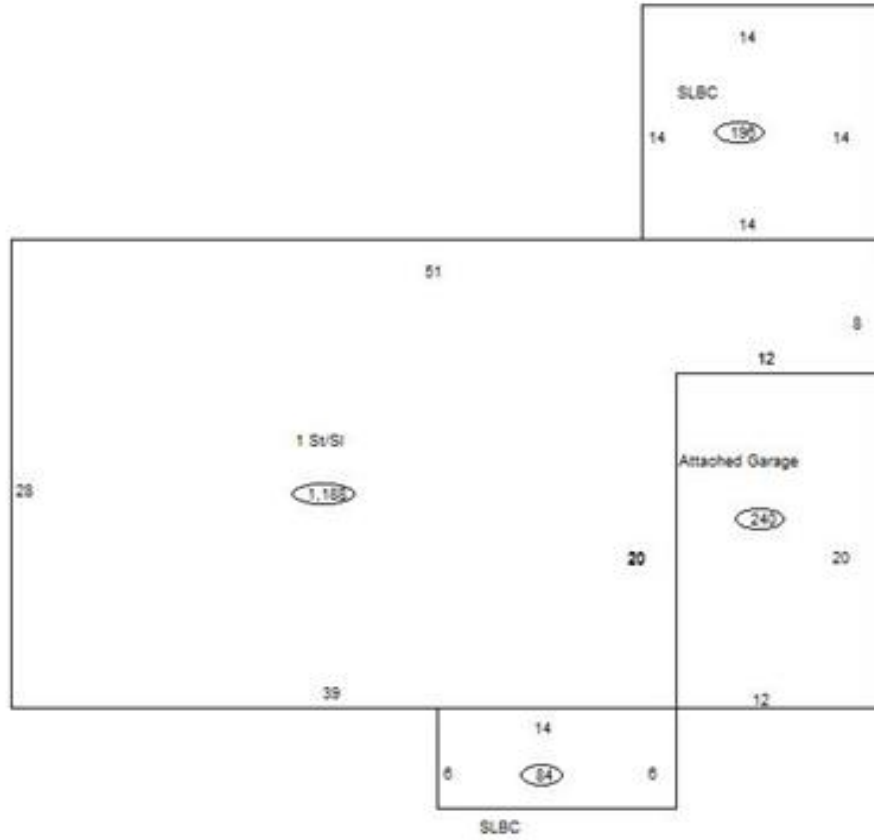


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Sketch Image

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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	1,188	1.000	1,188
2	G	1		10	Attached Garage	240	1.000	240
3	M	PRCH		10	SLBC	84	1.000	84
4	M	PRCH		10	SLBC	196	1.000	196
Total Building Area						1,188		1,188



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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)						