



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 660018157 Parcel ID 000000-00-0-00177-002-0013 Cadastral ID 20-21-16-01600 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 76664 HICKS, CLYDE E TRUSTEE 22944 S PECAN ST CLAREMORE OK 74019-0000 Parcel Location Situs 22944 S PECAN ST Subdivision CONCORD HEIGHTS Lot/Block 0013 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1208 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data	Lot - NBHD 1208 #1		Primary Image
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2342		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
	SIZE	0	
Method	Lot		
Base Lot Value	53,763.00 x .72 = 38,929		
Factor Value			
Adjustments	1.0000		
Lot Value	38,929		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,217 / 2,217
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,217
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	279,847	126.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	267,910		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.99	Total Misc Impr	+	8,394			
Roofing Adj	+ 5.24	Garage Cost	+	22,172			
Subfloor Adj	+ -3.40	Total RCN	=	330,726			
Heat/Cool Adj	+ 14.47	Depreciation (43%)	-	142,212			
Plumbing Adj	+ 10.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	188,514			
Adj Base Cost	= 135.39	Lot Value	+	38,929			
Total Area	x 2,217	Indicated Value	=	227,443			
Adjusted Cost	= 300,160	Value Per SqFt		102.59			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	188,514		
Lot Value	38,929		
Indicated Value	227,443	102.59	Per SqFt
Agland Value			
Site Improvements	12,268		
Total Value	239,711	108.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	43674		67	67	29.32		1,964



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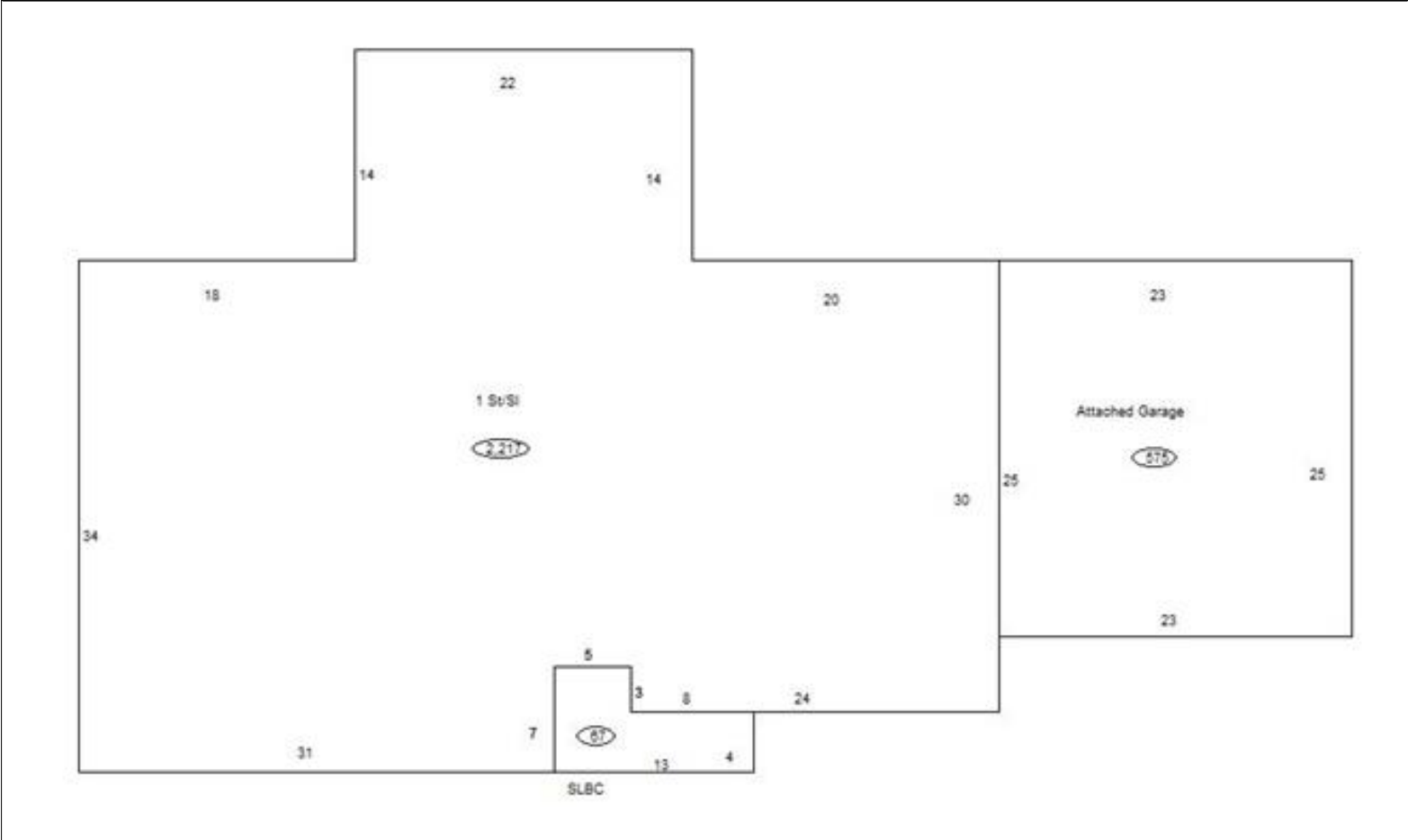
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Sketch Image

660018157



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,217	1.000	2,217
2	G	1		10	Attached Garage	575	1.000	575
3	M	PRCH		10	SLBC	67	1.000	67
Total Building Area						2,217		2,217



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STGG	STG GOOD	0x0x0			285	
	Qual	4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (9.36 x 285)		2,668		2,668	400	2,268
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (25,000.00 x 1)		25,000		25,000	15,000	10,000