



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:01:01
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Assessment Data					Primary Image																																																																																																																				
Account 660018158 Parcel ID 000000-00-0-00177-002-0014 Cadastral ID 20-21-16-01610 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 92214 HUDSPETH, JANIE TERESA 22912 S PECAN ST CLAREMORE OK 74019-0000 Parcel Location Situs 22912 S PECAN ST Subdivision CONCORD HEIGHTS Lot/Block 0014 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1208 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28094200 -95.61893849																																																																																																																									
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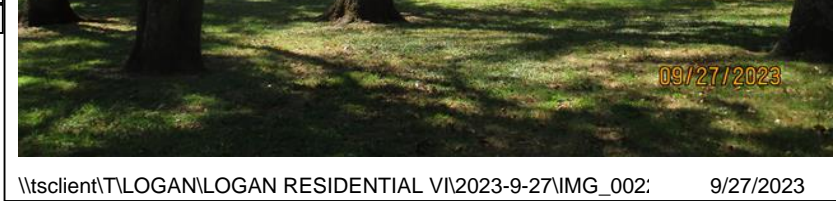
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Lot Data	Lot - NBHD 1208 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2096	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 SIZE 0	
Method	Lot	
Base Lot Value	52,689.00 x .73 = 38,500	
Factor Value		
Adjustments	1.0000	
Lot Value	38,500	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,028 / 2,028
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,028
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

Cost Approach				Manual : 01/2025			
Base Cost	107.15	Total Misc Impr	+ 24,403				
Roofing Adj	+ 4.68	Garage Cost	+ 18,330				
Subfloor Adj	+ -2.19	Total RCN	= 310,226				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 133,397				
Plumbing Adj	+ 9.62	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 176,829				
Adj Base Cost	= 131.90	Lot Value	+ 38,500				
Total Area	x 2,028	Indicated Value	= 215,329				
Adjusted Cost	= 267,493	Value Per SqFt	106.18				



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	243,699	120.17	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	258,670		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,829		
Lot Value	38,500		
Indicated Value	215,329	106.18	Per SqFt
Agland Value			
Site Improvements	15,000		
Total Value	230,329	113.57	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	43677		108	108	26.59		2,872
EPSW	ENCLOSED PORCH - SOLID WALL	43678		21x11	231	68.90		15,916
SHLT	STORM SHELTER-IN GARAGE			1	2025	1	0.00	



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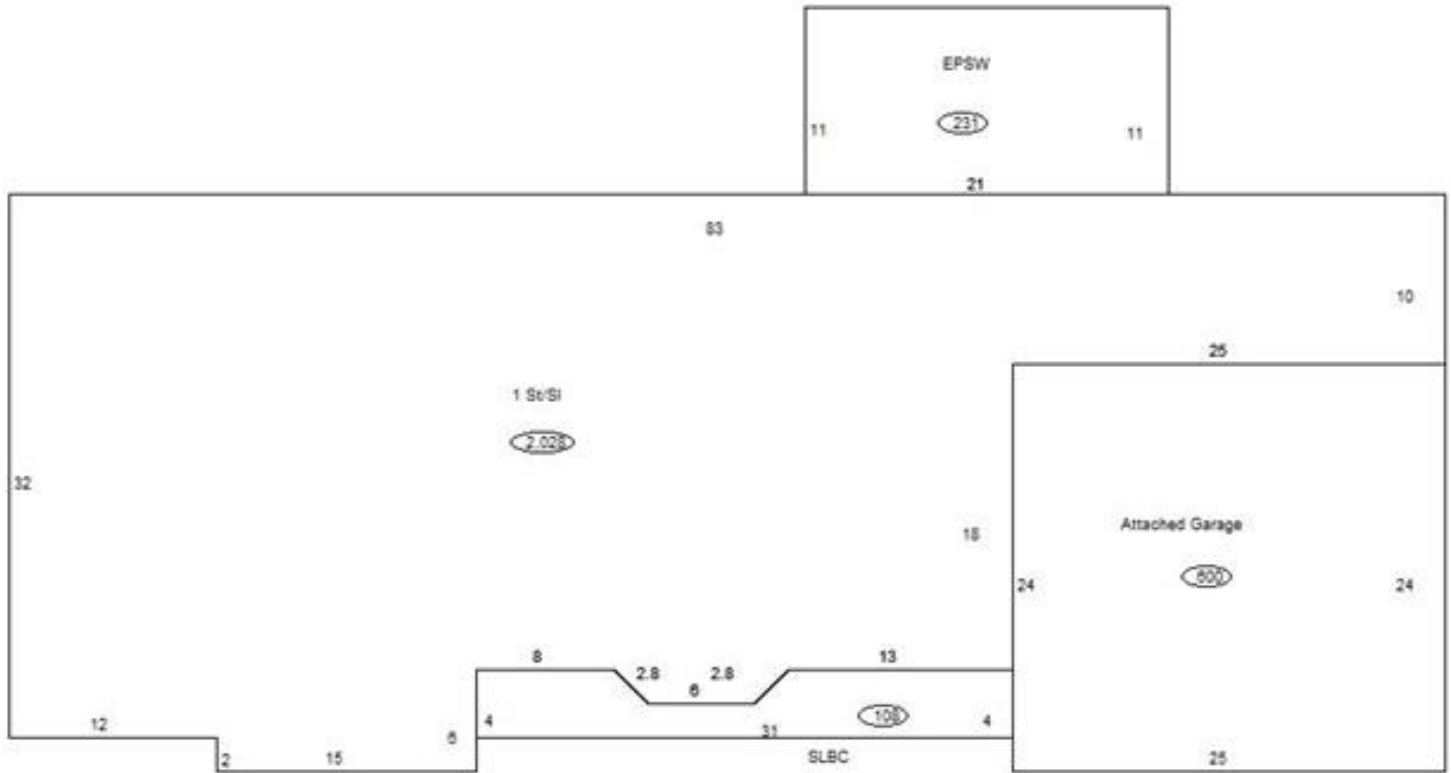
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Sketch Image

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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	2,028	1.000	2,028
2	G	1		10	Attached Garage	600	1.000	600
3	M	PRCH		10	SLBC	108	1.000	108
4	M	EPSW		10	EPSW	231	1.000	231
Total Building Area						2,028		2,028



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (40% Phys/ % Func) 10,000	RCNLD 15,000
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD