



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 660018160 Parcel ID 000000-00-0-00177-002-0016 Cadastral ID 20-21-16-01630 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 333441 JAEGER, MITCHELL HOWARD 22872 S PECAN ST CLAREMORE OK 74019-0000 Parcel Location Situs 22872 S PECAN ST Subdivision CONCORD HEIGHTS Lot/Block 0016 / 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: 36.28178989 -95.61851225 LOT 16 BLOCK 2 CONCORD HEIGHTS																																																																																																																									
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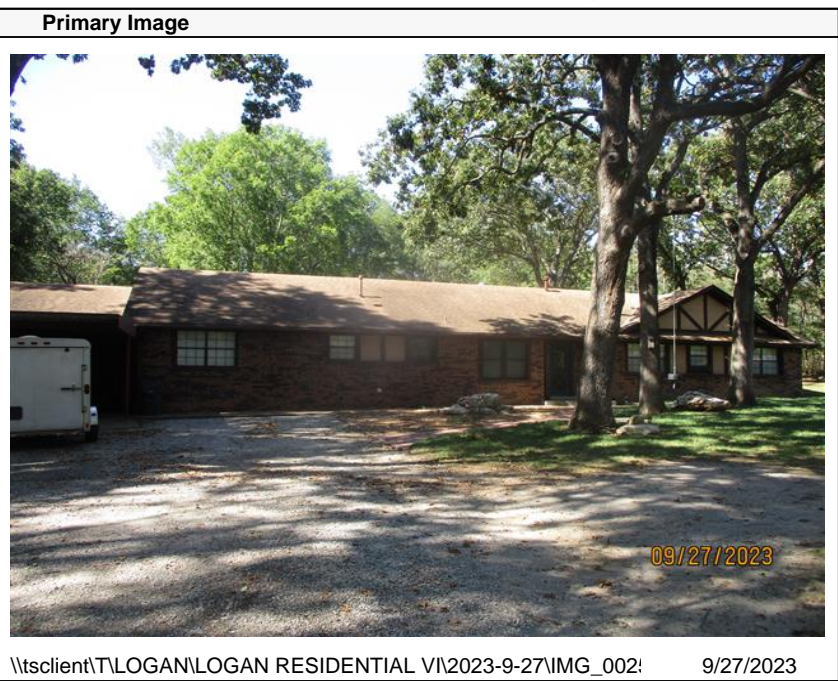
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Lot Data		Lot - NBHD 1208 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.5253	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	SIZE	0
Method	Lot	
Base Lot Value	66,444.00 x .66 =	44,002
Factor Value		
Adjustments	1.0000	
Lot Value	44,002	



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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	2,488 / 2,488
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,488
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	258,866	104.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	278,880		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.26	Total Misc Impr	+ 9,190				
Roofing Adj	+ 4.37	Garage Cost	+ 15,527				
Subfloor Adj	+ -2.19	Total RCN	= 330,567				
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 148,755				
Plumbing Adj	+ 7.85	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 181,812				
Adj Base Cost	= 122.93	Lot Value	+ 44,002				
Total Area	x 2,488	Indicated Value	= 225,814				
Adjusted Cost	= 305,850	Value Per SqFt	90.76				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,812		
Lot Value	44,002		
Indicated Value	225,814	90.76	Per SqFt
Agland Value			
Site Improvements	10,351		
Total Value	236,165	94.92	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
PATO	SLAB PORCH - OPEN	43686	264		264	9.48		2,503
PRCH	SLAB PORCH - COVERED	43687	40		40	26.80		1,072



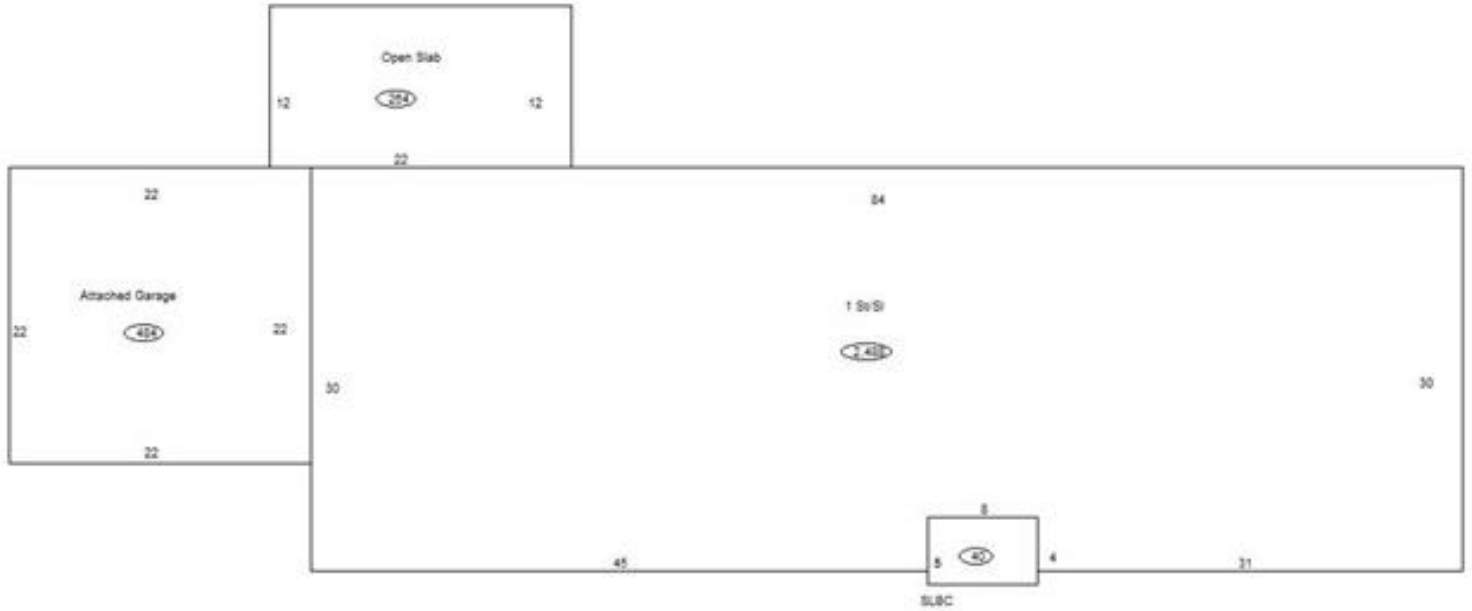
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Sketch Image

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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	2,488	1.000	2,488
2	G	1		10	Attached Garage	484	1.000	484
3	M	PATO		10	Open Slab	264	1.000	264
4	M	PRCH		10	SLBC	40	1.000	40
Total Building Area						2,488		2,488



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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 (70% Phys/ % Func) 17,500	RCNLD 7,500
	CPDT	CARPORT - DETACHED	23x20x0			460
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (10.33 x 460) 4,752		Modifier Total	RCN 4,752	Depr (40% Phys/ % Func) 1,901	RCNLD 2,851
	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
	GF	GAZEBO FAIR	0x0x0			
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (2,950.00 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD