



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:35:27
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Assessment Data					Primary Image																																																																																																																				
Account 660019912 Parcel ID 000000-00-0-00816-001-0011 Cadastral ID 23-21-16-00190 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 262698 ACREE, RONALD & JEAN FAMILY TRUST 22555 S PECAN CT CLAREMORE OK 74019-1180 Parcel Location Situs 22555 PECAN CT Subdivision THOUSAND OAKS Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 16 / 5 Neighborhood 1145 - R-V01-SE FOYIL School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28436763 -95.57556250																																																																																																																									
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Lot Data	Square-Foot - NBHD 1145 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.2423 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 97,673.00 x .93 = 90,629 Factor Value Adjustments 1.0000 Lot Value 90,629		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 3.5 - Average Architecture Style 100% One Story Exterior Wall 100% Veneer, Masonry Base/Total Area 2,303 / 2,303 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 2,303 Fixture/RghIn 14 / Bed/F/H Bath 3 / 3.0 / Basement Area Garage Type 528 Attached Garage - Unfinished 2 Stalls Remodel Year/Eff Age 1996 / 23		

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,303 / 2,303
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,303
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	288,517	125.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	327,040		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.82	Total Misc Impr	+ 12,941				
Roofing Adj	+ 5.22	Garage Cost	+ 20,766				
Subfloor Adj	+ -3.40	Total RCN	= 346,500				
Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 97,020				
Plumbing Adj	+ 9.71	Lump Sums	+ 4,393				
Basement Adj	+ 0.00	RCNLD	= 253,873				
Adj Base Cost	= 135.82	Lot Value	+ 90,629				
Total Area	x 2,303	Indicated Value	= 344,502				
Adjusted Cost	= 312,793	Value Per SqFt	149.59				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	253,873		
Lot Value	90,629		
Indicated Value	344,502	149.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	344,502	149.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48647	27x10		270	28.57		7,714
PRCH	SLAB PORCH - COVERED	48648	181		181	28.88		5,227
WODO	WOOD DECK - OPEN	48649	306		306	19.14	25%	4,393



Rogers

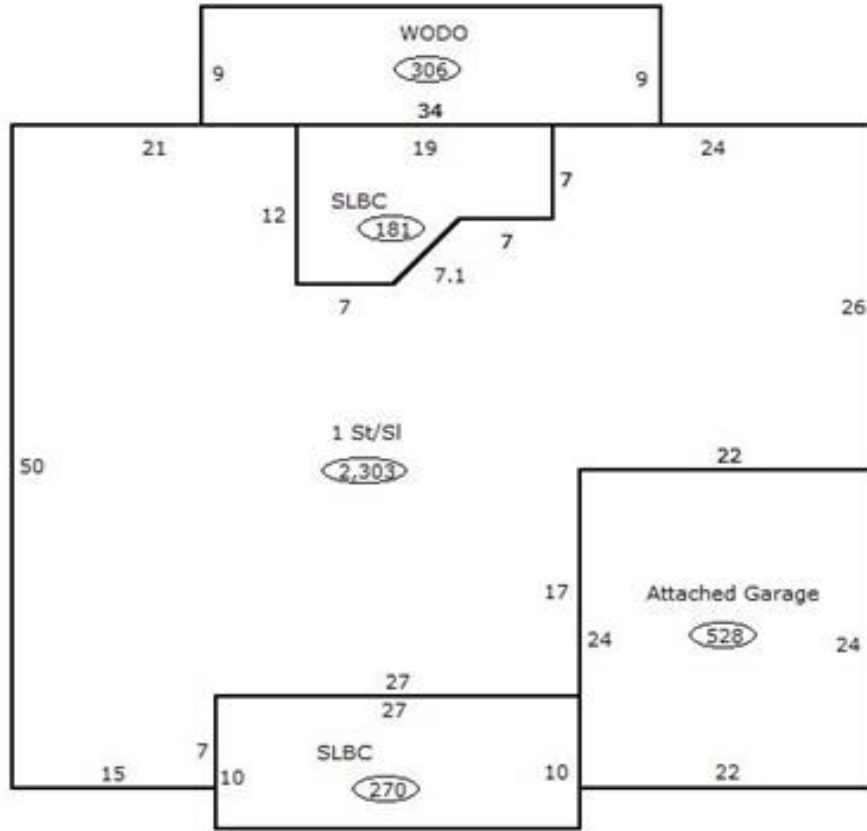
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Sketch Image

660019912



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,303	1.000	2,303
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	270	1.000	270
4	M	PRCH		13	SLBC	181	1.000	181
5	M	WODO		13	WODO	306	1.000	306
Total Building Area						2,303		2,303