



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:33:37  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660064373 <b>Parcel ID</b> 21N15E-24-2-00000-000-0000 <b>Cadastral ID</b> 24-21-15-01830 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 305888 CARTER, JOHN DAVID  9405 E PECAN LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09405 E PECAN LN <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3 - Acres <b>Sec/Twn/Rng</b> 24 / 21 / 15 / 2 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.29064335 -95.66133883																																																																																																																									
<b>Legal Description</b> TR IN S2 NE NW DESC AS; BEG AT PT 659.80' E OF NW/C S2 NE NW, TH S 328.57'; E 397.72'; N 328.47'; W 397.72' TO POB					<b>Building Permits</b> <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>R2015 08 2</td> <td>R17-NEW POOL HOUSE 300 SQ FT</td> <td>08/2015</td> <td>04/2016</td> <td>25,000</td> </tr> <tr> <td>WP 2015 07 6 R16</td> <td>NEW POOL</td> <td>07/2015</td> <td>11/2015</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2015 08 2	R17-NEW POOL HOUSE 300 SQ FT	08/2015	04/2016	25,000	WP 2015 07 6 R16	NEW POOL	07/2015	11/2015																																																																																																		
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Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size			
Lot Count			
Units Buildable	3		
Non-Ag Acres	2.9912		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	130,298.00 x .68 = 89,183		
Factor Value			
Adjustments	1.0000		
Lot Value	89,183		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,778 / 3,434
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,778
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	518 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	1997 / 22

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	501,489 146.04 Per SqFt

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	338,908
Lot Value	89,183
Indicated Value	428,091 124.66 Per SqFt
Agland Value	
Site Improvements	73,412
Total Value	501,503 146.04 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.38	Total Misc Impr	+ 16,150
Roofing Adj	+ 4.63	Garage Cost	+ 24,962
Subfloor Adj	+ -3.55	Total RCN	= 470,705
Heat/Cool Adj	+ 16.31	Depreciation ( 28%)	- 131,797
Plumbing Adj	+ 7.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 338,908
Adj Base Cost	= 125.10	Lot Value	+ 89,183
Total Area	x 3,434	Indicated Value	= 428,091
Adjusted Cost	= 429,593	Value Per SqFt	124.66

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	81376	17x8		136	32.65		4,440
PRCH	SLAB PORCH - COVERED	81377	54		54	33.02		1,783
PATO	SLAB PORCH - OPEN	81379	17x12		204	13.15		2,683



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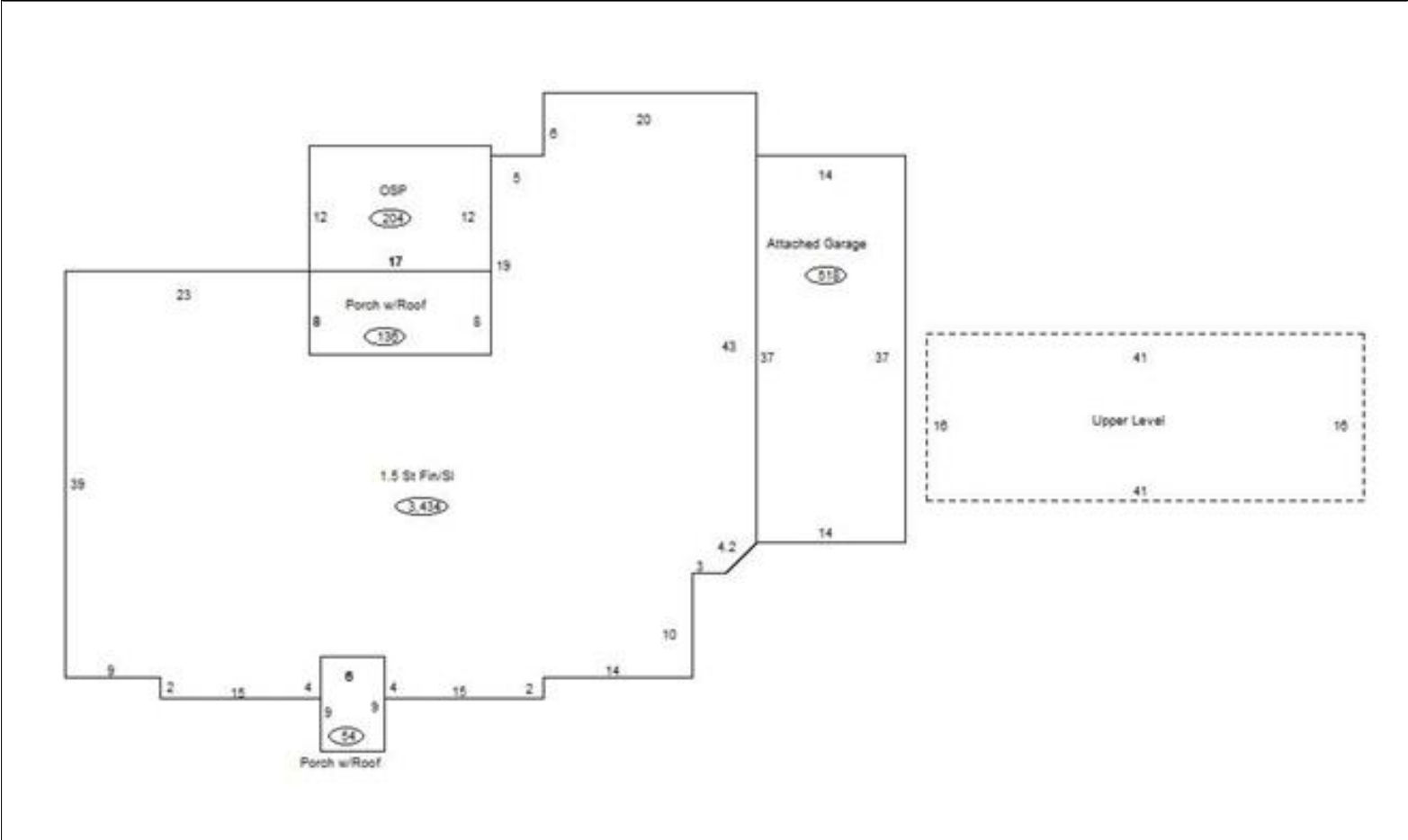
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Sketch Image

660064373



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,778	1.236	3,434
2	G	1	Slab	13	Attached Garage	518	1.000	518
3	M	PRCH		13	SLBC	136	1.000	136
4	M	PRCH		13	SLBC	54	1.000	54
5	U	^UL	Overhang	13	Upper Level	656	1.000	656
6	M	PATO		13	Open Slab	204	1.000	204
<b>Total Building Area</b>						<b>2,778</b>		<b>3,434</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	RPH	Res. Pool House	0x20x15			300
	Qual	Cond	Year	2016	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
		Base Cost (25.00 x 300)	7,500		7,500	7,500
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	2015	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
		Base Cost (25,000.00 x 1)	25,000		25,000	25,000
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual	2	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>
		Base Cost (28.71 x 1,500)	43,065		43,065	2,153
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
		Base Cost (4.68 x )			1520	