



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:08:32
Page 1

Assessment Data					Primary Image																																																																																																											
Account 660084237 Parcel ID 21N15E-24-2-00000-000-0000 Cadastral ID 24-21-15-01803 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 270165 DININGER, RANDALL C & KATHY ANN TRUSTEES 9375 E PECAN ST CLAREMORE OK 74019-1300 Parcel Location Situs 09375 E PECAN LN Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 24 / 21 / 15 / 2 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																
Legal Description Lat/Long: 36.29018584 -95.66311393																																																																																																																
SW NE NW.					Building Permits																																																																																																											
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	9.8978	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	431,149.00 x .42 = 179,439	
Factor Value		
Adjustments	1.0000	
Lot Value	179,439	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Rustic Log
Base/Total Area	2,646 / 3,894
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,646
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	528 Carport - Gable Roof
Remodel	
Year/Eff Age	2005 / 16



\\tsclient\C\Users\Randy Necessary\Pictures\101_0809\IMG_0033. 8/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	548,603	140.88	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	99.60	Total Misc Impr	+	49,292	
Roofing Adj	+ 3.92	Garage Cost	+	8,643	
Subfloor Adj	+ -3.07	Total RCN	=	542,933	
Heat/Cool Adj	+ 16.31	Depreciation (17%)	-	92,299	
Plumbing Adj	+ 7.79	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	450,634	
Adj Base Cost	= 124.55	Lot Value	+	179,439	
Total Area	x 3,894	Indicated Value	=	630,073	
Adjusted Cost	= 484,998	Value Per SqFt		161.81	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	450,634		
Lot Value	179,439		
Indicated Value	630,073	161.81	Per SqFt
Agland Value			
Site Improvements	64,145		
Total Value	694,218	178.28	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	102661	1439		1,439	29.22		42,048



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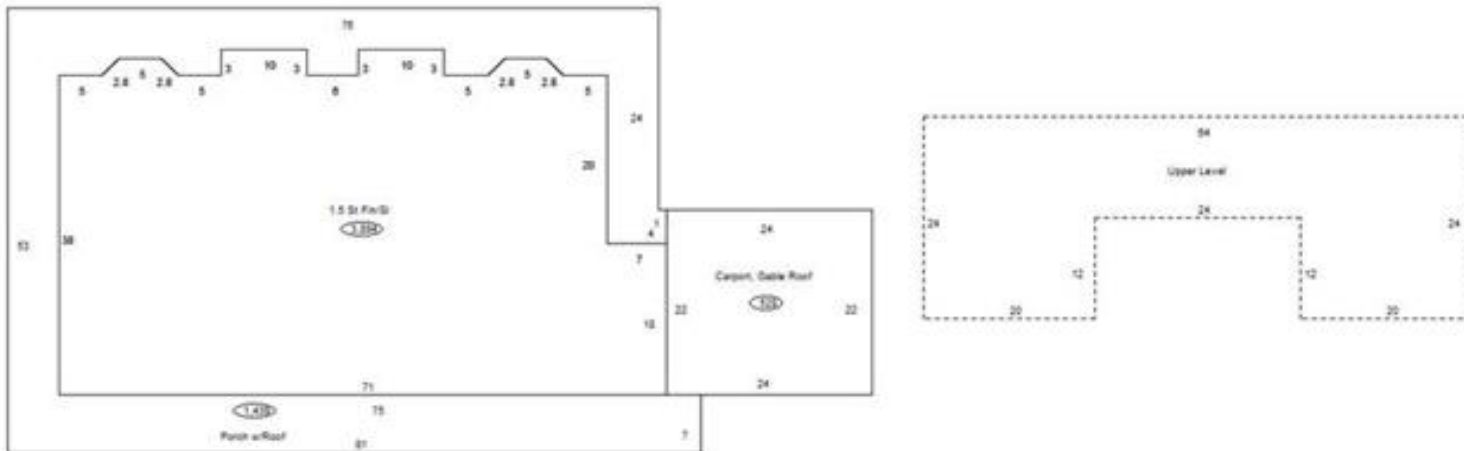
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Sketch Image

660084237



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	2,646	1.472	3,894
2	U	^UL	Overhang	13	Upper Level	1,248	1.000	1,248
3	G	3		13	Carport, Gable Roof	528	1.000	528
4	M	PRCH		13	SLBC	1,439	1.000	1,439
Total Building Area						2,646		3,894



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			2,560	
	Qual	3	Cond 3	Year	2002	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
	Base Cost (26.56 x 2,560)		67,994		67,994	6,799	61,195
	LT	LEAN-TO	20x12x0			240	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (2.92 x 240)		701		701	701	
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (4.68 x)						
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (4.61 x)						
	GF	GAZEBO FAIR	0x0x0			1	
	Qual	2	Cond 2	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
	Base Cost (2,950.00 x 1)		2,950		2,950	2,950	