



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 06:05:06  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660085729 <b>Parcel ID</b> 21N15E-24-1-00000-000-0000 <b>Cadastral ID</b> 24-21-15-01861 <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> 347137 MARSDEN, GRETCHEN M & KORY  9615 E PECAN LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09615 E PECAN LN <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.12 - Acres <b>Sec/Twn/Rng</b> 24 / 21 / 15 / 1 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0809\IMG_0039. 8/10/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.29045909 -95.65733958 TR IN S/2 NW/4 NE/4 COMM AT SE/C OF SW/4 NE/4; TH N00-03-19E 1879.9' ; TH W 255.17' TO POB; TH S 321.77'; TH N78-09-40W 65.73'; THENCE N63-33-14W 228.27'; TH S83-14-47W 467.77' 262.42'; TH E 733 24' TO THE POB																																																																																																																									
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Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size			
Lot Count			
Units Buildable	4.12		
Non-Ag Acres	4.4016		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	191,736.00 x .56 = 107,615		
Factor Value			
Adjustments	1.6681		
Lot Value	179,516		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,840 / 1,840
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,840
Fixture/RghIn	7 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	960 Attached Garage - Unfinished 2 Stalls
Remodel	PARTIAL -
Year/Eff Age	1998 / 13

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	296,915 161.37 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	230,745
Lot Value	179,516
Indicated Value	410,261 222.97 Per SqFt
Agland Value	
Site Improvements	29,739
Total Value	440,000 239.13 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	94.20	Total Misc Impr	+ 7,339
Roofing Adj	+ 5.23	Garage Cost	+ 28,598
Subfloor Adj	+ -2.16	Total RCN	= 248,328
Heat/Cool Adj	+ 12.64	Depreciation ( 13%)	- 32,283
Plumbing Adj	+ 5.52	Lump Sums	+ 14,700
Basement Adj	+ 0.00	RCNLD	= 230,745
Adj Base Cost	= 115.43	Lot Value	+ 179,516
Total Area	x 1,840	Indicated Value	= 410,261
Adjusted Cost	= 212,391	Value Per SqFt	222.97

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	105158	24x6		144	26.48		3,813
PRCH	SLAB PORCH - COVERED	105159	19x7		133	26.51		3,526
WODO	WOOD DECK - OPEN	105160	1201		1,201	16.83	45%	11,117
WODO	WOOD DECK - OPEN	140063	24x6		144	24.88		3,583



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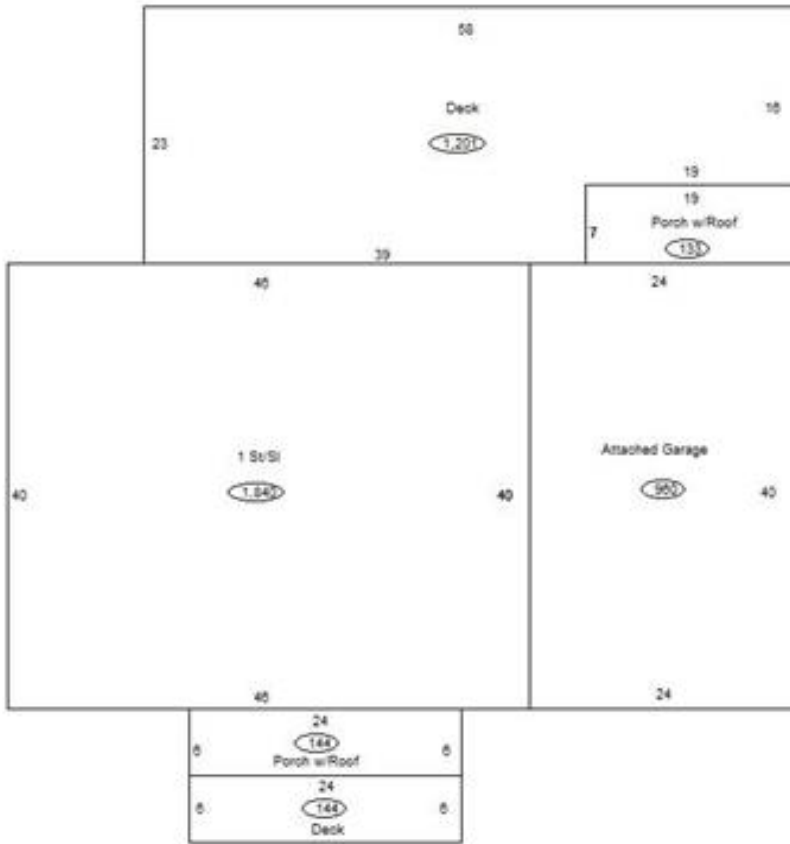
Date 04/17/2026

Time 06:05:06

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### Sketch Image

660085729



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,840	1.000	1,840
2	G	1	Slab	13	Attached Garage	960	1.000	960
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	133	1.000	133
5	M	WODO		13	WODO	1,201	1.000	1,201
6	M	WODO		13	WODO	144	1.000	144
<b>Total Building Area</b>						<b>1,840</b>		<b>1,840</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,120	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30.67 x 1,120)		34,350		34,350	6,870	27,480
	LF	LOAFING SHED	10x20x0			200	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.26 x 200)		852		852	170	682
	LT	LEAN-TO	8x36x0			288	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 288)		841		841		841
	LT	LEAN-TO	14x18x0			252	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 252)		736		736		736