



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 660090293 Parcel ID 000000-00-0-00295-001-0013 Cadastral ID 01-21-15-04120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 282589 EGLESTON, STEVEN & TERESA L 9491 E BOND DR CLAREMORE OK 74017-0000 Parcel Location Situs 09491 E BOND DR Subdivision ESTATES AT PECAN RIDGE THE Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 15 / 5 Neighborhood 1031 - R-V04-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0315\IMG_0037. 3/16/2022</p>																			
Legal Description Lat/Long: 36.33007698 -95.65941040																								
LOT 13 BLOCK 1 ESTATES AT PECAN RIDGE THE					Building Permits <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>8535</td> <td>R12-NEW POOL</td> <td>08/2011</td> <td>11/2011</td> <td></td> </tr> <tr> <td>R2010 11 6</td> <td>R12-NEW 3410 SQ FT SFR</td> <td>11/2010</td> <td>11/2011</td> <td>350,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8535	R12-NEW POOL	08/2011	11/2011		R2010 11 6	R12-NEW 3410 SQ FT SFR	11/2010	11/2011	350,000
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8535	R12-NEW POOL	08/2011	11/2011																					
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Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	1934/773	ROGERS COUNTY LAND	02/14/2008	43,500	YES															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax															
Remove Cap	2009	Land Value	84,786	52,225	11%	5,745	Assessed	58,355	6,211.40															
Year Frozen	0	Improvements	506,599	478,270		52,610	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00															
TIF Project ID	0	Total Value	591,385	530,495		58,355	Total Taxable	57,355	6,119.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660090293	EGLESTON, STEVEN &			8	572,474	1000	55,655	5,938.00															
2024	2024-660090293	EGLESTON, STEVEN &			8	597,761	1000	54,005	5,762.00															
2023	2023-660090293	EGLESTON, STEVEN &			8	535,687	1000	52,402	5,548.00															
2022	2022-660090293	EGLESTON, STEVEN &			8	529,140	1000	50,847	5,417.00															
2021	2021-660090293	EGLESTON, STEVEN &			8	458,744	1000	49,337	5,041.00															
2020	2020-660090293	EGLESTON, STEVEN &			8	450,972	1000	47,871	5,071.00															
2019	2019-660090293	EGLESTON, STEVEN &			8	431,343	1000	46,448	4,972.00															
2018	2018-660090293	EGLESTON, STEVEN &			8	440,272	1000	46,175	4,934.00															
2017	2017-660090293	EGLESTON, STEVEN &			8	435,824	1000	44,801	4,709.00															
2016	2016-660090293	EGLESTON, STEVEN &			8	424,604	1000	43,467	4,700.00															
2015	2015-660090293	EGLESTON, STEVEN &			8	411,453	1000	42,172	4,353.00															
2014	2014-660090293	EGLESTON, STEVEN &			8	413,902	1000	40,915	4,287.00															
2013	2013-660090293	EGLESTON, STEVEN &			8	389,219	1000	39,694	4,100.00															



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Lot Data	Square-Foot - NBHD 1031 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	9302	
Non-Ag Acres	0.7486	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 SIZE 0	
Method	Square-Foot	
Base Lot Value	32,610.00 x 2.60 = 84,786	
Factor Value		
Adjustments	1.0000	
Lot Value	84,786	

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	2,464 / 3,723
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,464
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	853 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	535,857	143.93	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	575,340		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.78	Total Misc Impr	+	32,875			
Roofing Adj	+ 3.86	Garage Cost	+	38,743			
Subfloor Adj	+ -3.04	Total RCN	=	535,504			
Heat/Cool Adj	+ 16.31	Depreciation (11%)	-	58,905			
Plumbing Adj	+ 7.69	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	476,599			
Adj Base Cost	= 124.60	Lot Value	+	84,786			
Total Area	x 3,723	Indicated Value	=	561,385			
Adjusted Cost	= 463,886	Value Per SqFt		150.79			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	476,599		
Lot Value	84,786		
Indicated Value	561,385	150.79	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	591,385	158.85	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	110233	34x7		238	32.13		7,647
PRCH	SLAB PORCH - COVERED	110234	579		579	31.06		17,984



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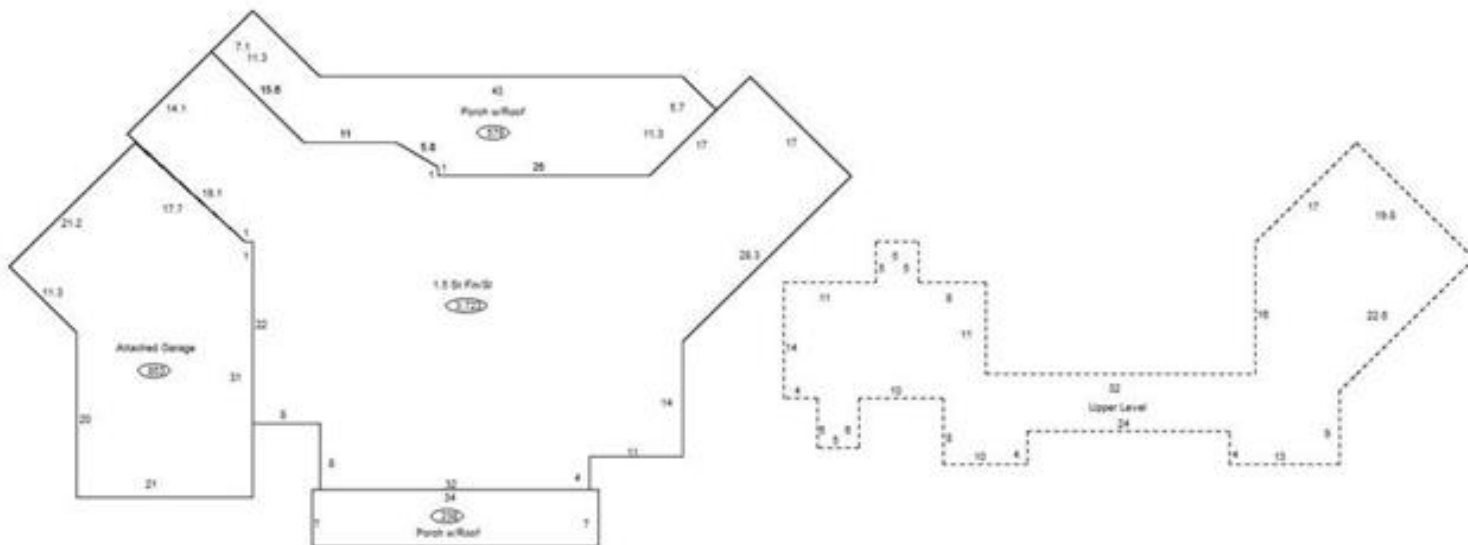
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,464	1.511	3,723
2	U	^UL	Overhang	13	Upper Level	1,259	1.000	1,259
3	G	1		13	Attached Garage	853	1.000	853
4	M	PRCH		13	SLBC	238	1.000	238
5	M	PRCH		13	SLBC	579	1.000	579
Total Building Area						2,464		3,723



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2011	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000		30,000