



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:18:54  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660090307 <b>Parcel ID</b> 000000-00-0-00295-001-0027 <b>Cadastral ID</b> 01-21-15-04260 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 305242 BLACK, JEFFREY DAVID & MONICA J  19489 PECAN RIDGE PL CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19489 S PECAN RIDGE PL <b>Subdivision</b> ESTATES AT PECAN RIDGE THE <b>Lot/Block</b> 0027 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 21 / 15 / 5 <b>Neighborhood</b> 1031 - R-V04-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.32962519 -95.65490503 LOT 27 BLOCK 1 ESTATES AT PECAN RIDGE THE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1031 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	9302	
Non-Ag Acres	0.6974	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 SIZE 0	
Method	Square-Foot	
Base Lot Value	30,377.00 x 2.60 = 78,980	
Factor Value		
Adjustments	1.0000	
Lot Value	78,980	

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	2,635 / 3,239
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,635
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	766 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

Cost Approach				Manual : 01/2025			
Base Cost	101.01	Total Misc Impr	+ 22,247	Garage Cost	+ 34,792	Total RCN	= 465,509
Roofing Adj	+ 4.70	Depreciation ( 24%)	- 111,722	Lump Sums	+ 0	RCNLD	= 353,787
Subfloor Adj	+ -3.69	Lot Value	+ 78,980	Indicated Value	= 432,767	Value Per SqFt	133.61
Heat/Cool Adj	+ 16.31						
Plumbing Adj	+ 7.78						
Basement Adj	+ 0.00						
Adj Base Cost	= 126.11						
Total Area	x 3,239						
Adjusted Cost	= 408,470						



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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	482,267	148.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	442,600		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	353,787		
Lot Value	78,980		
Indicated Value	432,767	133.61	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	462,767	142.87	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	115143		296	296	31.95		9,457
PRCH	SLAB PORCH - COVERED	115144		171	171	32.43		5,546



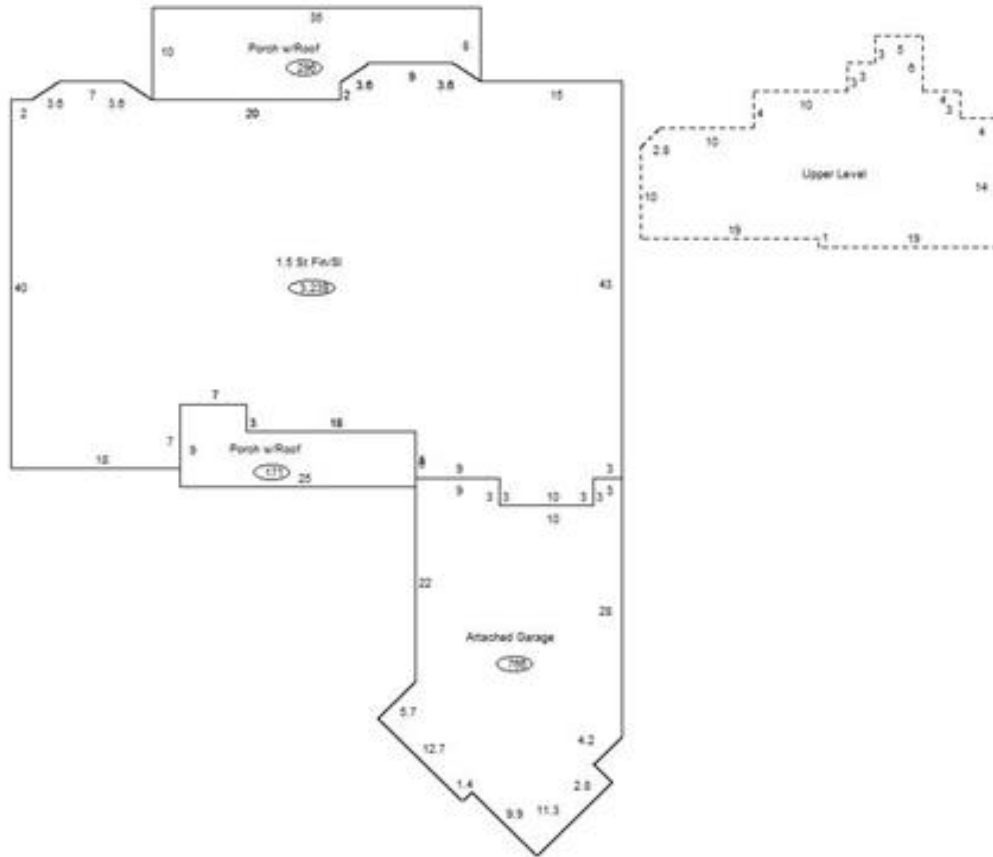
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Sketch Image

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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	2,635	1.229	3,239
2	U	^UL		13	Upper Level	604	1.000	604
3	M	PRCH		13	SLBC	296	1.000	296
4	M	PRCH		13	SLBC	171	1.000	171
5	G	1		13	Attached Garage	766	1.000	766
<b>Total Building Area</b>						2,635		3,239



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2018	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000