



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:57:33  
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Assessment Data				Primary Image																																																		
<b>Account</b> 660107281 <b>Parcel ID</b> 000000-0003-012-0-000-00 <b>Cadastral ID</b> 20-21-16-13310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 341725 ROMERO, JOSELYN & ANGEL FERNANDO PEDROZA LOPEZ  1005 W ABILENE RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 01005 W ABILENE RD <b>Subdivision</b> RED PLAINS PHASE II <b>Lot/Block</b> 0012 / 0008 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.28534348 -95.62079677										<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>R23 23-50</td> <td>R24 NEW SFR 1143 SQ FT</td> <td>02/2023</td> <td>08/2023</td> <td>141,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 23-50	R24 NEW SFR 1143 SQ FT	02/2023	08/2023	141,000																													
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1768		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,701.00 x 5.74 = 44,202		
Factor Value			
Adjustments	1.0000		
Lot Value	44,202		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-10\IMG\_00: 10/10/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,230 / 1,230
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,230
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	170,981		
Lot Value	44,202		
Indicated Value	215,183	174.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	215,183	174.95	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.40	Total Misc Impr	+ 2,222
Roofing Adj	+ 4.72	Garage Cost	+ 14,968
Subfloor Adj	+ -1.21	Total RCN	= 174,470
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 3,489
Plumbing Adj	+ 8.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 170,981
Adj Base Cost	= 127.87	Lot Value	+ 44,202
Total Area	x 1,230	Indicated Value	= 215,183
Adjusted Cost	= 157,280	Value Per SqFt	174.95

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157800	16x3		48	24.12		1,158
PATO	Slab Porch - Open	157801	14x7		98	10.86		1,064



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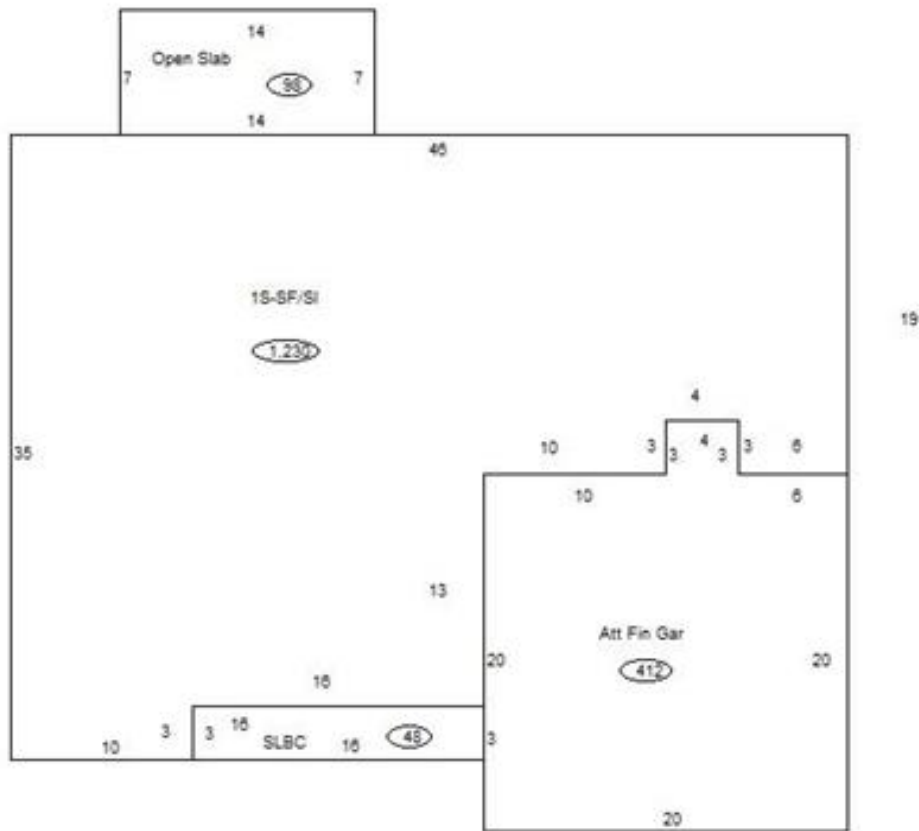
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### Sketch Image

660107281



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,230	1.000	1,230
2	G	5		10	Att Fin Gar	412	1.000	412
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PATO		10	Open Slab	98	1.000	98
<b>Total Building Area</b>						<b>1,230</b>		<b>1,230</b>