



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:10:50
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Assessment Data					Primary Image									
Account	660001483				<p>\\tsclient\C\Users\Randy Necessary\Pictures\102_0323\IMG_0017. 3/24/2022</p>									
Parcel ID	21N15E-02-4-00000-000-0000													
Cadastral ID	02-21-15-00400													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	61654													
HEIMAN, FRANCIS A														
19808 S 4120 RD CLAREMORE OK 74017-5219														
Parcel Location														
Situs	19808 S 4120 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	2 / 21 / 15 / 4													
Neighborhood	6080 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32595027 -95.67086498														
S2 S2 NE SE														
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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	0	Land Value	180,651	79,662	11%	8,763	Assessed	20,028	2,131.81					
Year Frozen	0	Improvements	151,447	102,417		11,265	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	332,098	182,079		20,028	Total Taxable	20,028	2,132.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001483	HEIMAN, FRANCIS A &	8	316,077	1000	18,076	1,938.00							
2024	2024-660001483	HEIMAN, FRANCIS A &	8	322,766	1000	17,519	1,878.00							
2023	2023-660001483	HEIMAN, FRANCIS A &	8	241,917	1000	16,980	1,807.00							
2022	2022-660001483	HEIMAN, FRANCIS A &	8	234,503	1000	16,457	1,762.00							
2021	2021-660001483	HEIMAN, FRANCIS A &	8	229,903	1000	15,948	1,639.00							
2020	2020-660001483	HEIMAN, FRANCIS A &	8	223,108	1000	15,455	1,646.00							
2019	2019-660001483	HEIMAN, FRANCIS A &	8	213,496	1000	14,975	1,612.00							
2018	2018-660001483	HEIMAN, FRANCIS A &	8	220,034	1000	14,510	1,560.00							
2017	2017-660001483	HEIMAN, FRANCIS A &	8	219,038	1000	14,058	1,487.00							
2016	2016-660001483	HEIMAN, FRANCIS A &	8	216,138	1000	13,620	1,483.00							
2015	2015-660001483	HEIMAN, FRANCIS A &	8	216,835	1000	13,195	1,371.00							
2014	2014-660001483	HEIMAN, FRANCIS A &	8	217,318	1000	12,781	1,347.00							
2013	2013-660001483	HEIMAN, FRANCIS A &	8	211,371	1000	12,380	1,287.00							



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Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size			
Lot Count			
Units Buildable	10		
Non-Ag Acres	9.9906		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	435,190.00 x .42 = 180,651		
Factor Value			
Adjustments	1.0000		
Lot Value	180,651		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,656 / 1,656
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	213,212 128.75 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	104,792
Lot Value	180,651
Indicated Value	285,443 172.37 Per SqFt
Agland Value	
Site Improvements	46,655
Total Value	332,098 200.54 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.71	Total Misc Impr	+ 1,922
Roofing Adj	+ 4.24	Garage Cost	+ 15,316
Subfloor Adj	+ 1.15	Total RCN	= 215,859
Heat/Cool Adj	+ 11.47	Depreciation (53%)	- 114,405
Plumbing Adj	+ 3.37	Lump Sums	+ 3,338
Basement Adj	+ 0.00	RCNLD	= 104,792
Adj Base Cost	= 119.94	Lot Value	+ 180,651
Total Area	x 1,656	Indicated Value	= 285,443
Adjusted Cost	= 198,621	Value Per SqFt	172.37

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4127	20x4		80	24.02		1,922
WODO	WOOD DECK - OPEN	4128	416		416	16.05	50%	3,338



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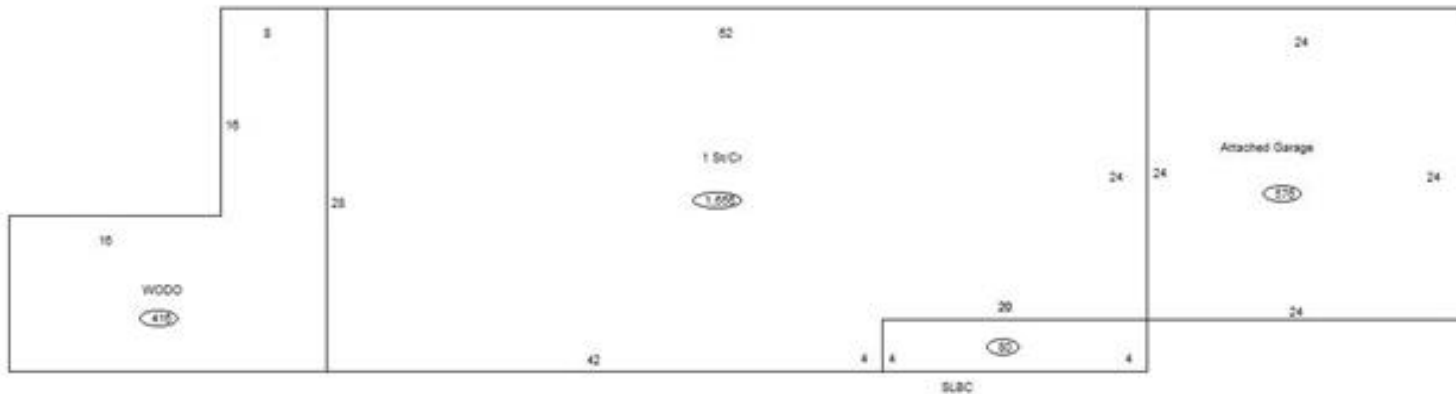
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,656	1.000	1,656
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	80	1.000	80
4	M	WODO		10	WODO	416	1.000	416
Total Building Area						1,656		1,656



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,680	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (28.05 x 1,680)		47,124		47,124	4,712	42,412
	BARN	BARN	32x42x0			1,344	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (10.01 x 1,344)		13,453		13,453	10,090	3,363
	BARN	BARN	22x24x0			528	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 528)		5,533		5,533	4,980	553
	LT	LEAN-TO	0x0x0			560	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 560)		1,635		1,635	1,308	327
	STF	STG FAIR	0x0x0			1520	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						