



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:34:34
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012467 Parcel ID 000000-00-0-10140-001-0003 Cadastral ID 12-21-15-01220 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 296335 CONDER, RONALD L & IONA M 3342 FAIRWAY ST CLAREMORE OK 74019-0000 Parcel Location Situs 03342 FAIRWAY Subdivision HERITAGE HILLS SUB Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1167 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32028185 -95.65654079 LOT 3 BLOCK 1 & E 10' LOT 2 HERITAGE HILLS SUB LESS PT LOT 3, BEG SE/C LOT 3, WLY ALG S/L 10', N 4-11 E 125.04' TO NE/C LOT 3, S 124.95' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.253 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 11,020.00 x 4.37 = 48,157 Factor Value Adjustments 1.0000 Lot Value 48,157		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0714\IMG_0011. 7/14/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,310 / 2,310
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,310
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	879 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	317,044	137.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	300,390		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.37	Total Misc Impr	+ 18,100				
Roofing Adj	+ 5.22	Garage Cost	+ 32,708				
Subfloor Adj	+ -3.40	Total RCN	= 363,467				
Heat/Cool Adj	+ 14.47	Depreciation (31%)	- 112,675				
Plumbing Adj	+ 9.69	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 250,792				
Adj Base Cost	= 135.35	Lot Value	+ 48,157				
Total Area	x 2,310	Indicated Value	= 298,949				
Adjusted Cost	= 312,659	Value Per SqFt	129.42				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	250,792		
Lot Value	48,157		
Indicated Value	298,949	129.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	298,949	129.42	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	29784		316	316	28.42		8,981
PRCH	SLAB PORCH - COVERED	29785		92	92	29.23		2,689



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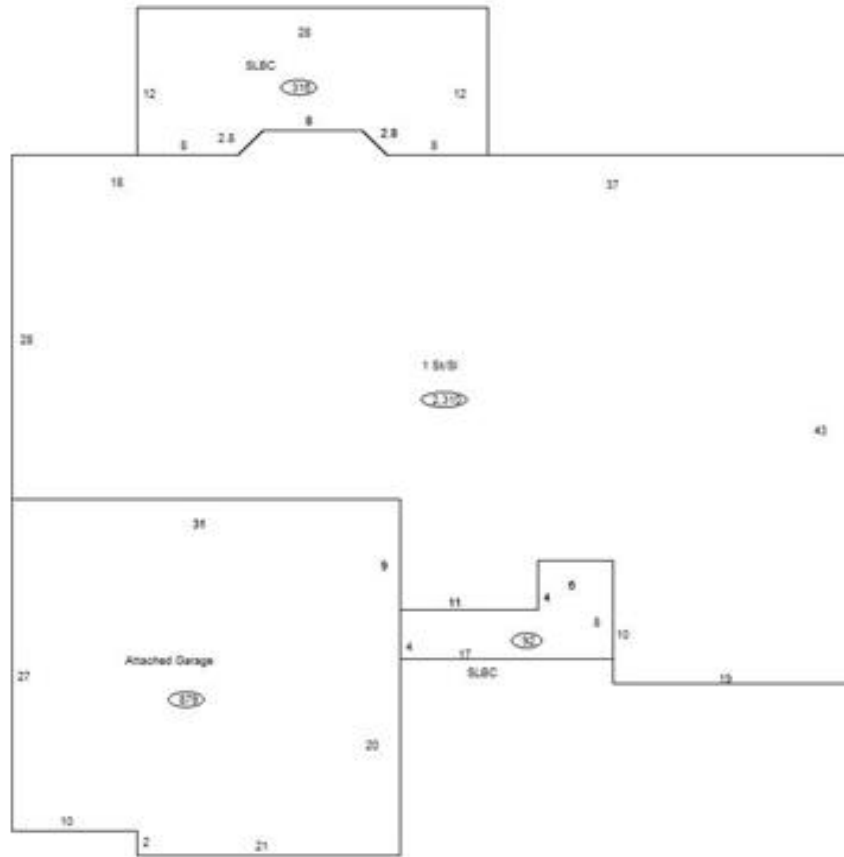
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Sketch Image

660012467



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,310	1.000	2,310
2	G	1		10	Attached Garage	879	1.000	879
3	M	PRCH		10	SLBC	316	1.000	316
4	M	PRCH		10	SLBC	92	1.000	92
Total Building Area						2,310		2,310