



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:34:43
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Assessment Data					Primary Image																																																																																																																				
Account 660012478 Parcel ID 000000-00-0-10140-001-0014 Cadastral ID 12-21-15-01320 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 336608 POLSON, WILLIAM M & LINDA L 3320 EAGLE CT CLAREMORE OK 74019-0000 Parcel Location Situs 03320 EAGLE CT Subdivision HERITAGE HILLS SUB Lot/Block 0014 / 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 Lot/Long: 36.32059885 -95.65369073																																																																																																																									
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.4313	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	18,786.00 x 3.51 = 66,012	
Factor Value		
Adjustments	1.0000	
Lot Value	66,012	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,237 / 2,397
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

Cost Approach		Manual : 01/2025	
Base Cost	101.75	Total Misc Impr	+ 9,062
Roofing Adj	+ 4.89	Garage Cost	+ 18,753
Subfloor Adj	+ 0.00	Total RCN	= 340,456
Heat/Cool Adj	+ 14.47	Depreciation (29%)	- 98,732
Plumbing Adj	+ 9.32	Lump Sums	+ 20,066
Basement Adj	+ 0.00	RCNLD	= 261,790
Adj Base Cost	= 130.43	Lot Value	+ 66,012
Total Area	x 2,397	Indicated Value	= 327,802
Adjusted Cost	= 312,641	Value Per SqFt	136.76



\\tsclient\C\Users\Randy Necessary\Pictures\101_0714\IMG_0022. 7/14/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	288,378	120.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	272,990 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	261,790		
Lot Value	66,012		
Indicated Value	327,802	136.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	327,802	136.76	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
@N24.5	BASEMENT MIN FIN	0		500	500	24.50	6%	11,515
PRCH	SLAB PORCH - COVERED	29833	15x6		90	29.24		2,632
WODO	WOOD DECK - OPEN	29834	476		476	19.11	6%	8,551

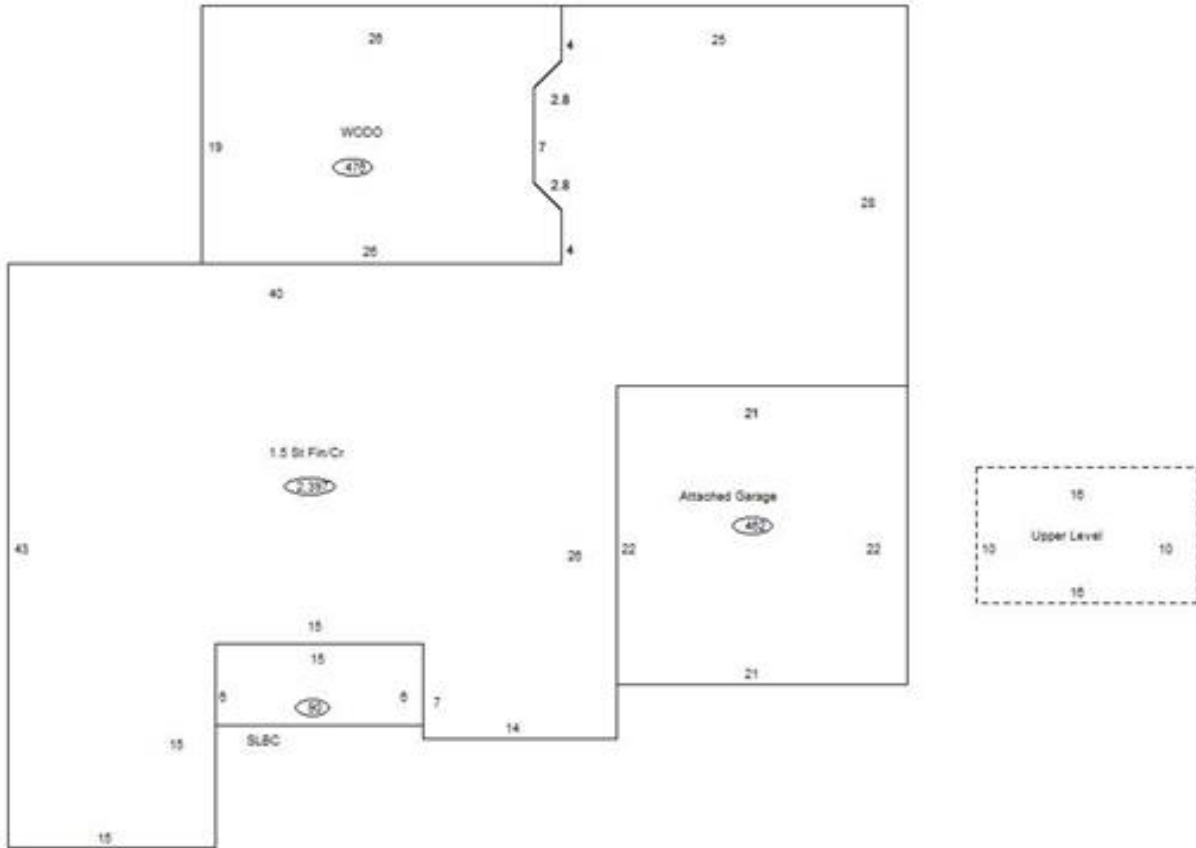


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Sketch Image

660012478



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	2,237	1.072	2,397
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	90	1.000	90
4	M	WODO		10	WODO	476	1.000	476
5	U	^UL	Overhang	10	Upper Level	160	1.000	160
Total Building Area						2,237		2,397