



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660012479				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0714\IMG_0023. 7/14/2022</p>				
Parcel ID	000000-00-0-10140-001-0015								
Cadastral ID	12-21-15-01330								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	17 - CLAREMORE OT								
Name ID	328682								
COY, SANDRA A									
3318 EAGLE CT CLAREMORE OK 74019-0000									
Parcel Location									
Situs	03318 EAGLE CT								
Subdivision	HERITAGE HILLS SUB								
Lot/Block	0015 / 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: 36.32021241 -95.65370797									
LOT 15 BLOCK 1 HERITAGE HILLS SUB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R18 0422	R20- NEW 2540 SQ FT SFR	11/2018	10/2019	200,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HOMESCAPE CONSTRUCTION LLC	08/29/2019	307,500	YES					
/	WEST, BEATRICE M	10/05/2018	24,000	15					
2512/401	WEST, GENE W &	11/17/2015	0	4					
953/606	HERITAGE HILLS DEV CORP	03/23/1994	17,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2020	Land Value	49,359	36,100	11%	3,971	Assessed	32,833 3,034.75	
Year Frozen	2020	Improvements	358,751	262,386		28,862	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	408,110	298,486		32,833	Total Taxable	31,833 2,942.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660012479	COY, SANDRA A	17	394,464	1000	31,833	2,942.00		
2024	2024-660012479	COY, SANDRA A	17	407,846	1000	31,834	2,942.00		
2023	2023-660012479	COY, SANDRA A	17	354,036	1000	31,833	2,916.00		
2022	2022-660012479	COY, SANDRA A	17	340,126	1000	31,834	2,947.00		
2021	2021-660012479	COY, SANDRA A	17	303,728	1000	31,834	2,811.00		
2020	2020-660012479	COY, SANDRA A	17	298,486	1000	31,833	2,915.00		
2019	2019-660012479	COY, SANDRA A	17	28,000	0	3,080	285.00		
2018	2018-660012479	WEST, BEATRICE M	17	28,000	0	3,080	285.00		
2017	2017-660012479	WEST, BEATRICE M	17	28,000	0	3,080	283.00		
2016	2016-660012479	WEST, BEATRICE M	17	28,000	0	3,080	289.00		
2015	2015-660012479	WEST, GENE W &	17	28,000	0	2,940	265.00		
2014	2014-660012479	WEST, GENE W &	17	28,000	0	2,800	260.00		
2013	2013-660012479	WEST, GENE W &	17	28,000	0	2,667	244.00		



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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2593	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,295.00 x 4.37 = 49,359	
Factor Value		
Adjustments	1.0000	
Lot Value	49,359	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	98% Veneer, Masonry 2% Veneer, Stone
Base/Total Area	2,443 / 2,443
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,443
Fixture/RghIn	20 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	560 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

Cost Approach		Manual : 01/2025	
Base Cost	109.14	Total Misc Impr	+ 7,665
Roofing Adj	+ 5.18	Garage Cost	+ 21,728
Subfloor Adj	+ -3.39	Total RCN	= 367,309
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 18,365
Plumbing Adj	+ 12.92	Lump Sums	+ 9,807
Basement Adj	+ 0.00	RCNLD	= 358,751
Adj Base Cost	= 138.32	Lot Value	+ 49,359
Total Area	x 2,443	Indicated Value	= 408,110
Adjusted Cost	= 337,916	Value Per SqFt	167.05

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	339,866	139.12	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	140,250		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	358,751		
Lot Value	49,359		
Indicated Value	408,110	167.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	408,110	167.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143338	7x6		42	29.40		1,235
WODC	WOOD DECK - COVERED	143339	266		266	36.87		9,807
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



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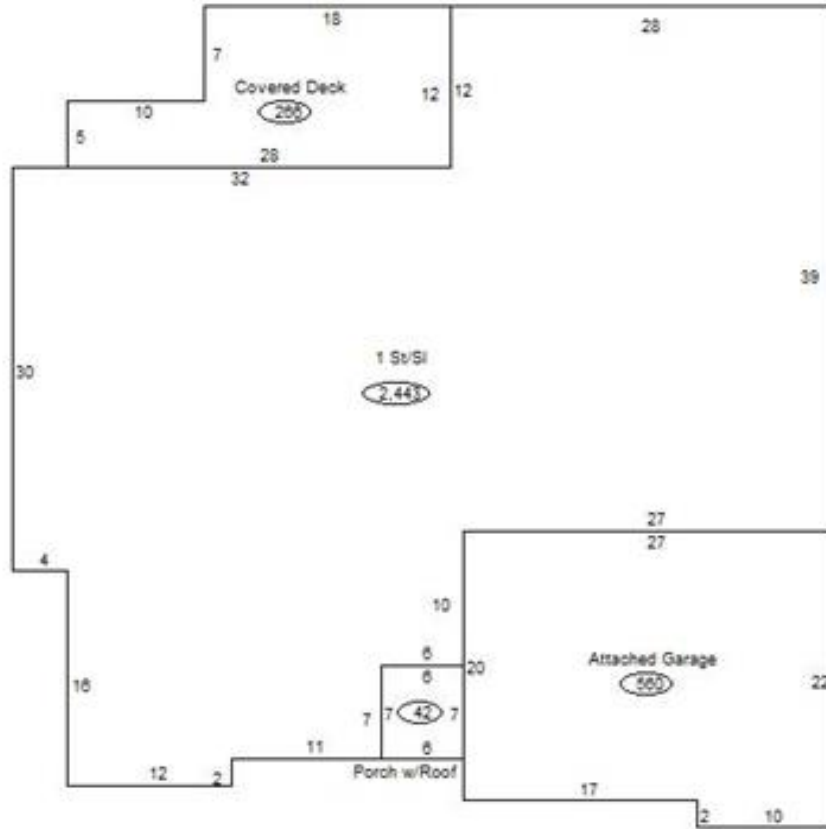
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,443	1.000	2,443
2	G	1		13	Attached Garage	560	1.000	560
3	M	PRCH		13	SLBC	42	1.000	42
4	M	WODC		13	WODC	266	1.000	266
Total Building Area						2,443		2,443