



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 660012484 Parcel ID 000000-00-0-10140-001-0020 Cadastral ID 12-21-15-01380 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 286986 THOMAS, CYNDA D TRUSTEE 3308 FAIRWAY ST CLAREMORE OK 74019-0000 Parcel Location Situs 03308 FAIRWAY ST Subdivision HERITAGE HILLS SUB Lot/Block 0020 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1167 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0714\IMG_0028. 7/15/2022</p>																				
Legal Description Lat/Long: 36.31916785 -95.65416295	Building Permits																				
LOT 20 BLOCK 1 HERITAGE HILLS SUB	<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>R11</td> <td>R11-NEW SFR PER REVAL</td> <td>12/2010</td> <td>12/2010</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R11	R11-NEW SFR PER REVAL	12/2010	12/2010											
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Exemptions	Sale History																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1627/532</td> <td>HERITAGE HILLS DEV CORP</td> <td>09/24/2004</td> <td>34,000</td> <td>YES</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	1627/532	HERITAGE HILLS DEV CORP	09/24/2004	34,000	YES
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
1627/532	HERITAGE HILLS DEV CORP	09/24/2004	34,000	YES																	

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2005	Land Value	55,044	36,469	11%	4,012	Assessed	24,420	2,257.14
Year Frozen	2011	Improvements	280,025	185,527		20,408	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	335,069	221,996		24,420	Total Taxable	23,420	2,165.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660012484	THOMAS, CYNDA D	17	324,061	1000	23,420	2,165.00	
2024	2024-660012484	THOMAS, CYNDA D	17	333,317	1000	23,420	2,164.00	
2023	2023-660012484	THOMAS, CYNDA D	17	298,571	1000	23,419	2,145.00	
2022	2022-660012484	THOMAS, CYNDA D	17	290,376	1000	23,419	2,168.00	
2021	2021-660012484	THOMAS, CYNDA D	17	265,836	1000	23,419	2,068.00	
2020	2020-660012484	THOMAS, CYNDA D	17	263,845	1000	23,420	2,145.00	
2019	2019-660012484	THOMAS, CYNDA D	17	250,588	1000	23,419	2,169.00	
2018	2018-660012484	THOMAS, CYNDA D	17	257,196	1000	23,419	2,164.00	
2017	2017-660012484	THOMAS, CYNDA D	17	255,063	1000	23,419	2,151.00	
2016	2016-660012484	THOMAS, CYNDA D	17	248,457	1000	23,420	2,198.00	
2015	2015-660012484	THOMAS, CYNDA D	17	240,708	1000	23,419	2,112.00	
2014	2014-660012484	THOMAS, CYNDA D	17	242,692	1000	23,419	2,172.00	
2013	2013-660012484	THOMAS, CYNDA D	17	227,785	1000	23,420	2,143.00	



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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3054	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,302.00 x 4.14 = 55,044	
Factor Value		
Adjustments	1.0000	
Lot Value	55,044	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,200 / 2,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,200
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	716 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	315,497	143.41	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	296,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.39	Total Misc Impr	+	6,228			
Roofing Adj	+ 4.95	Garage Cost	+	26,664			
Subfloor Adj	+ -3.28	Total RCN	=	318,210			
Heat/Cool Adj	+ 14.47	Depreciation (12%)	-	38,185			
Plumbing Adj	+ 10.16	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	280,025			
Adj Base Cost	= 129.69	Lot Value	+	55,044			
Total Area	x 2,200	Indicated Value	=	335,069			
Adjusted Cost	= 285,318	Value Per SqFt		152.30			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	280,025		
Lot Value	55,044		
Indicated Value	335,069	152.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	335,069	152.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29853	18x10		180	28.88		5,198
PRCH	SLAB PORCH - COVERED	29854	7x5		35	29.42		1,030

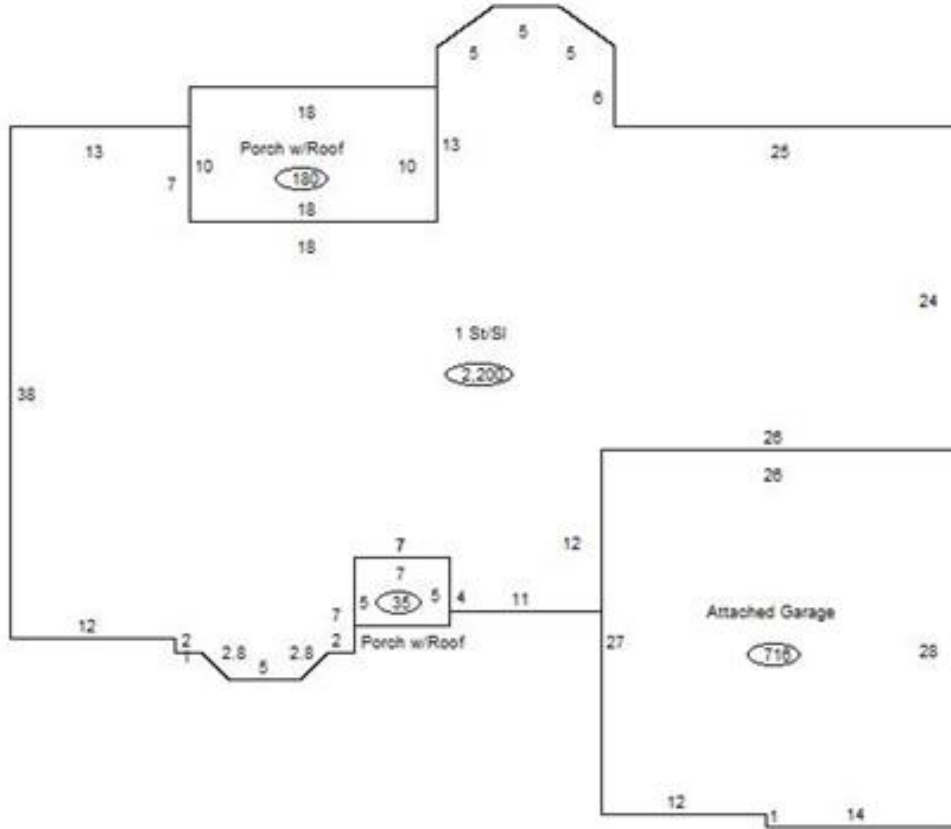


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Sketch Image

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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	2,200	1.000	2,200
2	M	PRCH		13	SLBC	180	1.000	180
3	M	PRCH		13	SLBC	35	1.000	35
4	G	1		13	Attached Garage	716	1.000	716
Total Building Area						2,200		2,200