



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:35:00
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012494 Parcel ID 000000-00-0-10140-002-0001 Cadastral ID 12-21-15-01480 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 275229 MASON, ROD W & MELANIE R C/O WEIDA YOUNG 3327 FAIRWAY ST CLAREMORE OK 74019-0000 Parcel Location Situs 03327 FAIRWAY ST Subdivision HERITAGE HILLS SUB Lot/Block 0001 / 0002 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: 36.31987311 -95.65761563																																																																																																																									
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.5273	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	22,968.00 x 3.08 = 70,666	
Factor Value		
Adjustments	1.0000	
Lot Value	70,666	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,020 / 2,020
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,020
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



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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	236,926	117.29	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	273,620		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.94	Total Misc Impr	+	22,036			
Roofing Adj	+ 4.69	Garage Cost	+	15,930			
Subfloor Adj	+ -2.19	Total RCN	=	294,001			
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	82,320			
Plumbing Adj	+ 7.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	211,681			
Adj Base Cost	= 126.75	Lot Value	+	70,666			
Total Area	x 2,020	Indicated Value	=	282,347			
Adjusted Cost	= 256,035	Value Per SqFt		139.78			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	211,681		
Lot Value	70,666		
Indicated Value	282,347	139.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	282,347	139.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29894	16x8		128	26.53		3,396
PRCH	SLAB PORCH - COVERED	29895	94		94	26.64		2,504
EPSW	ENCLOSED PORCH - SOLID WALL	29896	11x10		110	69.90		7,689
PRCH	SLAB PORCH - COVERED	29897	326		326	25.91		8,447

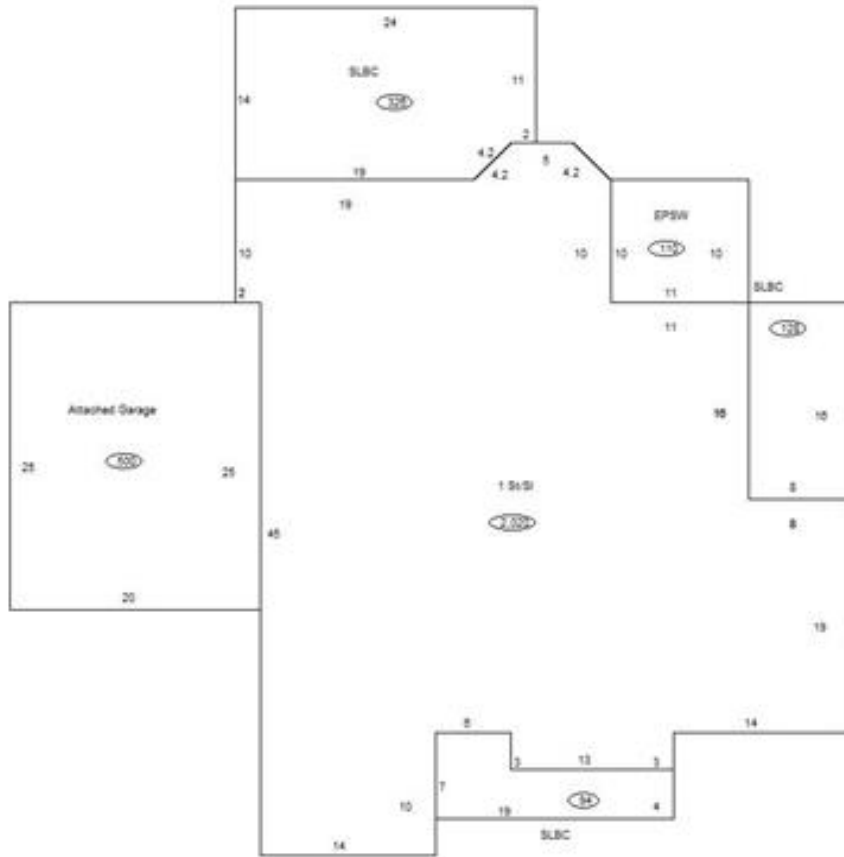


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Sketch Image

660012494



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,020	1.000	2,020
2	G	1		10	Attached Garage	500	1.000	500
3	M	PRCH		10	SLBC	128	1.000	128
4	M	PRCH		10	SLBC	94	1.000	94
5	M	EPSW		10	EPSW	110	1.000	110
6	M	PRCH		10	SLBC	326	1.000	326
Total Building Area						2,020		2,020