



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012502 <b>Parcel ID</b> 000000-00-0-10140-002-0009 <b>Cadastral ID</b> 12-21-15-01560 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 349176 KIRBY, DUSTYN & ALICIA  3311 FAIRWAY ST E CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 03311 FAIRWAY <b>Subdivision</b> HERITAGE HILLS SUB <b>Lot/Block</b> 0009 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 12 / 21 / 15 / 5 <b>Neighborhood</b> 1167 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31987640 -95.65536840																																																																																																																									
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Page 2

Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2984	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,996.00 x 4.19 = 54,432	
Factor Value		
Adjustments	1.0000	
Lot Value	54,432	

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	2,037 / 2,957
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,037
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	782 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0714\IMG\_0050. 7/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	363,942	123.08	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	393,450 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.89	Total Misc Impr	+	12,779			
Roofing Adj	+ 3.69	Garage Cost	+	29,098			
Subfloor Adj	+ -2.34	Total RCN	=	397,515			
Heat/Cool Adj	+ 14.47	Depreciation ( 31%)	-	123,230			
Plumbing Adj	+ 7.56	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	274,285			
Adj Base Cost	= 120.27	Lot Value	+	54,432			
Total Area	x 2,957	Indicated Value	=	328,717			
Adjusted Cost	= 355,638	Value Per SqFt		111.17			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	274,285		
Lot Value	54,432		
Indicated Value	328,717	111.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	328,717	111.17	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	29924	5x4		20	29.47		589
PRCH	SLAB PORCH - COVERED	29925	200		200	28.80		5,760

