



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:35:29
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012535 Parcel ID 000000-00-0-10140-003-0018 Cadastral ID 12-21-15-01890 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 58224 TRUITT, EDWARD FORREST & BETH ANN REVOCABLE TRUST PO BOX 1190 CLAREMORE OK 74018-0000 Parcel Location Situs 03311 BIRDIE CT Subdivision HERITAGE HILLS SUB Lot/Block 0018 / 0003 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: 36.31822348 -95.65685073																																																																																																																									
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3412	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,863.00 x 3.91 = 58,166	
Factor Value		
Adjustments	1.0000	
Lot Value	58,166	

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	2,507 / 2,507
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,507
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	540 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	
Adjusted R	0.8445		
Indicated Value	307,110	122.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	296,320		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.65	Total Misc Impr	+	15,583			
Roofing Adj	+ 5.16	Garage Cost	+	21,136			
Subfloor Adj	+ -3.38	Total RCN	=	367,618			
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	102,933			
Plumbing Adj	+ 7.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	264,685			
Adj Base Cost	= 131.99	Lot Value	+	58,166			
Total Area	x 2,507	Indicated Value	=	322,851			
Adjusted Cost	= 330,899	Value Per SqFt		128.78			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	264,685		
Lot Value	58,166		
Indicated Value	322,851	128.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	322,851	128.78	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	30048	8x3		24	29.45		707
PRCH	SLAB PORCH - COVERED	30049	17x11		187	28.85		5,395
PATO	SLAB PORCH - OPEN	139861	18x17		306	9.97		3,051



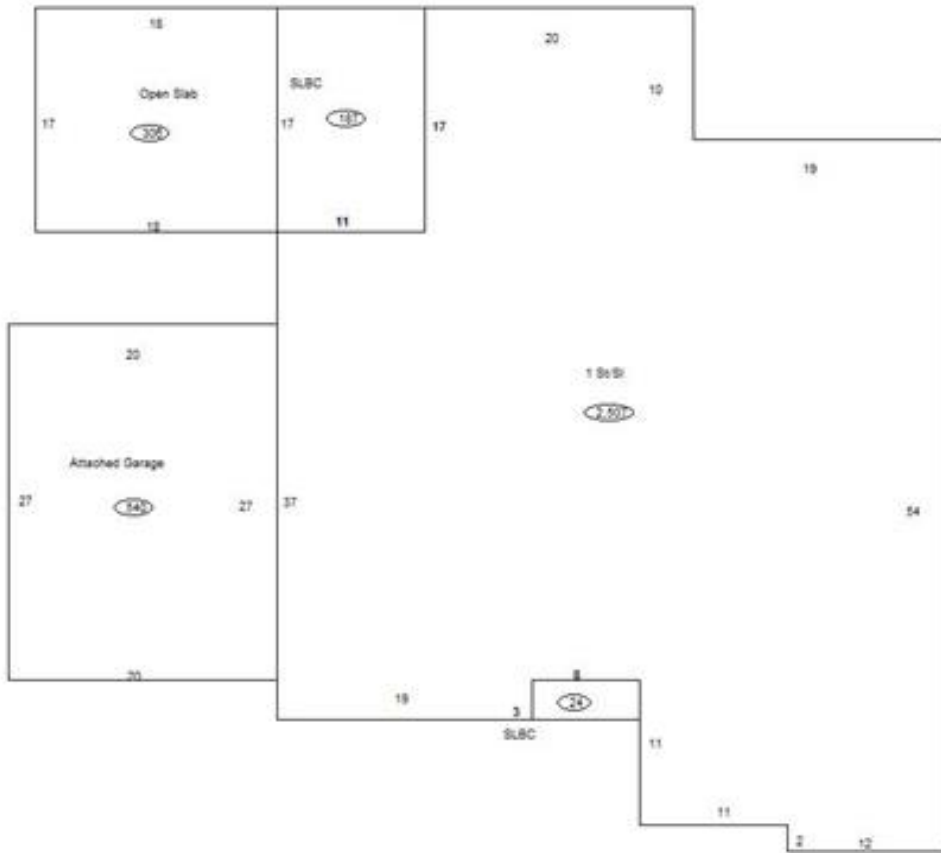
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Sketch Image

660012535



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,507	1.000	2,507
2	G	1		10	Attached Garage	540	1.000	540
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PRCH		10	SLBC	187	1.000	187
5	M	PATO		10	Open Slab	306	1.000	306
Total Building Area						2,507		2,507