



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:35:31
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Assessment Data					Primary Image																																																																																																																				
Account 660012536 Parcel ID 000000-00-0-10140-003-0019 Cadastral ID 12-21-15-01900 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 308509 LEE, CHAU MINH & LAN PHUONG TRAN 3309 BIRDIE CT CLAREMORE OK 74019-0000 Parcel Location Situs 03309 BIRDIE CT Subdivision HERITAGE HILLS SUB Lot/Block 0019 / 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: 36.31807771 -95.65647143																																																																																																																									
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Lot Data		Square-Foot - NBHD 1167 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2548		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	11,098.00 x 4.37 = 48,498		
Factor Value			
Adjustments	1.0000		
Lot Value	48,498		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,074 / 2,074
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,074
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	241,258	116.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	235,970		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.59	Total Misc Impr	+ 27,474
Roofing Adj	+ 4.66	Garage Cost	+ 16,032
Subfloor Adj	+ -2.19	Total RCN	= 311,405
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 87,193
Plumbing Adj	+ 7.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 224,212
Adj Base Cost	= 129.17	Lot Value	+ 48,498
Total Area	x 2,074	Indicated Value	= 272,710
Adjusted Cost	= 267,899	Value Per SqFt	131.49

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	224,212		
Lot Value	48,498		
Indicated Value	272,710	131.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	272,710	131.49	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	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	30052	60		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	30053	12x5		60	26.74		1,604
EPSW	ENCLOSED PORCH - SOLID WALL	30054	272		272	68.57		18,651



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				