



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:35:33  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012537 <b>Parcel ID</b> 000000-00-0-10140-003-0020 <b>Cadastral ID</b> 12-21-15-01910 <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> 315771 FANN, JASON DON  3307 BIRDIE CT CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 03307 BIRDIE CT <b>Subdivision</b> HERITAGE HILLS SUB <b>Lot/Block</b> 0020 / 0003 <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: 36.31804042 -95.65634017																																																																																																																									
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Date 04/16/2026  
Time 22:35:33  
Page 2

Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.257	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,193.00 x 4.37 = 48,913	
Factor Value		
Adjustments	1.0000	
Lot Value	48,913	

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	1,955 / 1,955
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,955
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	620 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

Cost Approach		Manual : 01/2025	
Base Cost	108.03	Total Misc Impr	+ 4,664
Roofing Adj	+ 4.72	Garage Cost	+ 18,860
Subfloor Adj	+ -2.21	Total RCN	= 279,864
Heat/Cool Adj	+ 12.64	Depreciation ( 28%)	- 78,362
Plumbing Adj	+ 7.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 201,502
Adj Base Cost	= 131.12	Lot Value	+ 48,913
Total Area	x 1,955	Indicated Value	= 250,415
Adjusted Cost	= 256,340	Value Per SqFt	128.09



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0715\IMG\_0016. 7/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	241,699	123.63	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	264,740 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	201,502		
Lot Value	48,913		
Indicated Value	250,415	128.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	250,415	128.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	30057	6x4		24	26.85		644
PRCH	SLAB PORCH - COVERED	30058	19x8		152	26.45		4,020



# Rogers

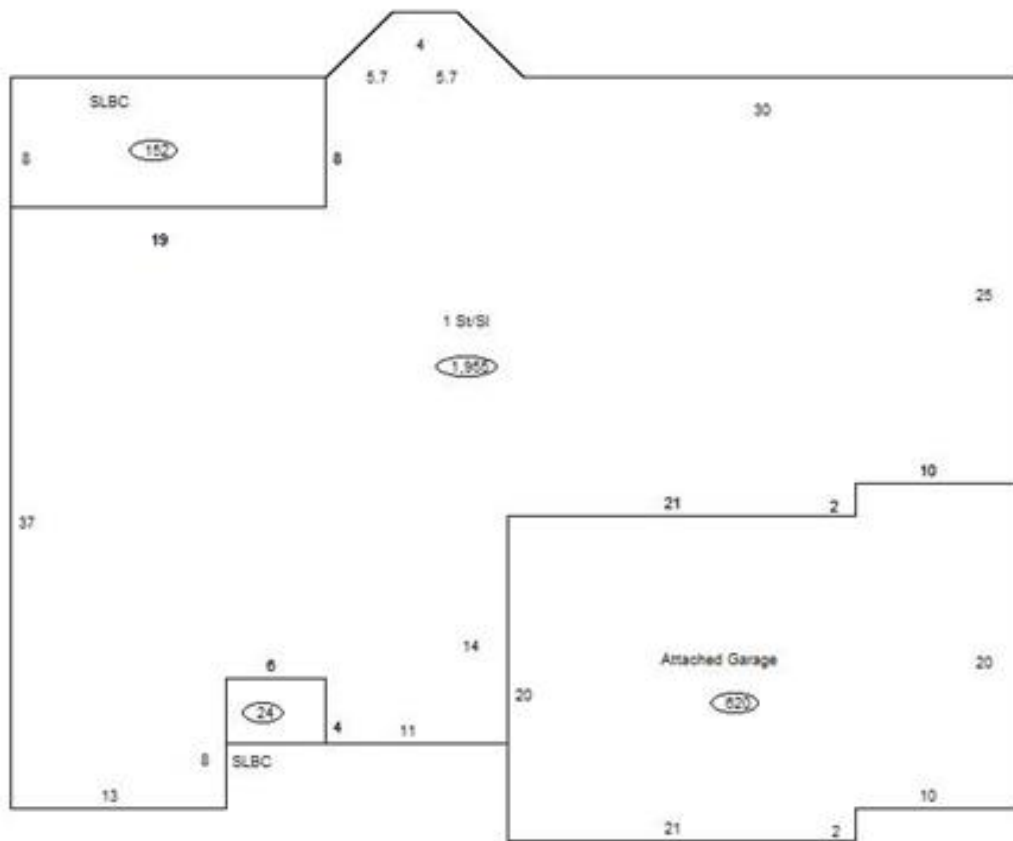
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 Page 3

Sketch Image

660012537



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,955	1.000	1,955
2	G	1		10	Attached Garage	620	1.000	620
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PRCH		10	SLBC	152	1.000	152
<b>Total Building Area</b>						1,955		1,955