



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660012540 <b>Parcel ID</b> 000000-00-0-10140-003-0023 <b>Cadastral ID</b> 12-21-15-01940 <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> 327737 SINYAMA, NYAMBE  3301 BIRDIE CT CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 03301 BIRDIE CT <b>Subdivision</b> HERITAGE HILLS SUB <b>Lot/Block</b> 0023 / 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: 36.31778788 -95.65563379 LOT 23 BLOCK 3 HERITAGE HILLS SUB																																																																																																																				
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Lot Data		Square-Foot - NBHD 1167 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2575		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	11,216.00 x 4.37 = 49,014		
Factor Value			
Adjustments	1.0000		
Lot Value	49,014		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,923 / 2,283
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,923
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	288,924	126.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	255,580		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.47	Total Misc Impr	+	13,711			
Roofing Adj	+ 4.57	Garage Cost	+	19,359			
Subfloor Adj	+ -2.90	Total RCN	=	321,641			
Heat/Cool Adj	+ 14.47	Depreciation ( 22%)	-	70,761			
Plumbing Adj	+ 7.79	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	250,880			
Adj Base Cost	= 126.40	Lot Value	+	49,014			
Total Area	x 2,283	Indicated Value	=	299,894			
Adjusted Cost	= 288,571	Value Per SqFt		131.36			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	250,880		
Lot Value	49,014		
Indicated Value	299,894	131.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	299,894	131.36	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	30071		48	48	29.38		1,410
PRCH	SLAB PORCH - COVERED	30072	17x12		204	28.78		5,871



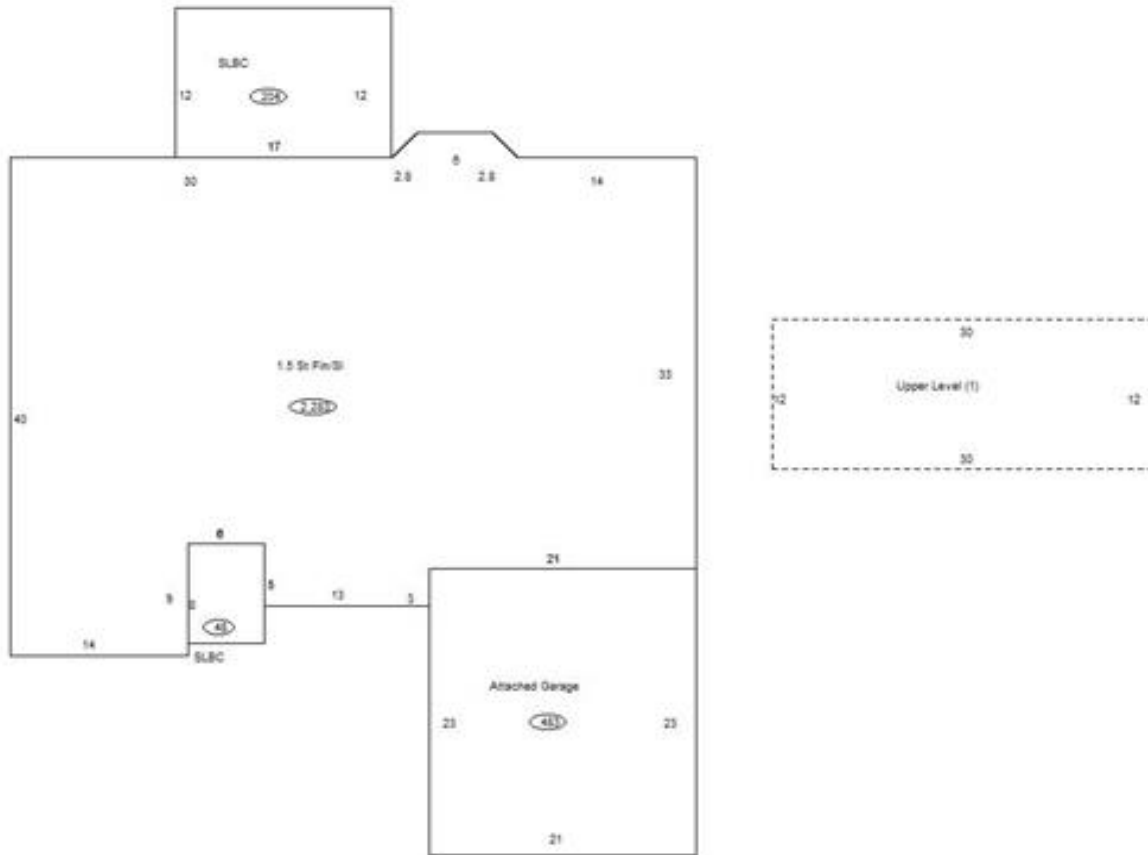
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Sketch Image

660012540



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,923	1.187	2,283
2	G	1		10	Attached Garage	483	1.000	483
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PRCH		10	SLBC	204	1.000	204
5	U	^UL		10	Upper Level (1)	360	1.000	360
<b>Total Building Area</b>						1,923		2,283