



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:35:46  
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Assessment Data					Primary Image																																																	
<b>Account</b> 660012550 <b>Parcel ID</b> 000000-00-0-10140-003-0033 <b>Cadastral ID</b> 12-21-15-02040 <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> 58194 GEIGER, LLOYD CHRISTOPHER &  JULIE 3402 HERITAGE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 03402 HERITAGE DR <b>Subdivision</b> HERITAGE HILLS SUB <b>Lot/Block</b> 0033 / 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					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0003. 7/15/2022</p>																																																	
<b>Legal Description</b> Lot/Long: 36.31838408 -95.65764206																																																						
LOT 33 BLOCK 3 HERITAGE HILLS SUB					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	1047/82	GEIGER HOMES	03/13/1995	0	No																																													
					971/315	HERITAGE HILLS DEV CORP	10/18/1994	18,500	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 51,072</td> <td>36,037</td> <td>11%</td> <td>3,964</td> <td>Assessed</td> <td>26,033</td> <td>2,406.23</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 213,097</td> <td>200,627</td> <td> </td> <td>22,069</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 264,169</td> <td>236,664</td> <td> </td> <td>26,033</td> <td>Total Taxable</td> <td>25,033</td> <td>2,314.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 51,072	36,037	11%	3,964	Assessed	26,033	2,406.23	Year Frozen	0	Improvements 213,097	200,627		22,069	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 264,169	236,664		26,033	Total Taxable	25,033	2,314.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660012550	GEIGER, LLOYD CHRISTOPHER &	17	259,023	1000	24,275	2,244.00																																															
2024	2024-660012550	GEIGER, LLOYD CHRISTOPHER &	17	262,060	1000	23,538	2,175.00																																															
2023	2023-660012550	GEIGER, LLOYD CHRISTOPHER &	17	231,948	1000	22,824	2,091.00																																															
2022	2022-660012550	GEIGER, LLOYD CHRISTOPHER &	17	219,929	1000	22,130	2,049.00																																															
2021	2021-660012550	GEIGER, LLOYD CHRISTOPHER &	17	204,150	1000	21,457	1,895.00																																															
2020	2020-660012550	GEIGER, LLOYD CHRISTOPHER &	17	200,861	1000	20,837	1,908.00																																															
2019	2019-660012550	GEIGER, LLOYD CHRISTOPHER &	17	192,736	1000	20,201	1,871.00																																															
2018	2018-660012550	GEIGER, LLOYD CHRISTOPHER &	17	198,289	1000	19,618	1,813.00																																															
2017	2017-660012550	GEIGER, LLOYD CHRISTOPHER &	17	196,638	1000	19,017	1,747.00																																															
2016	2016-660012550	GEIGER, LLOYD CHRISTOPHER &	17	191,623	1000	18,434	1,730.00																																															
2015	2015-660012550	GEIGER, LLOYD CHRISTOPHER &	17	185,665	0	18,868	1,702.00																																															
2014	2014-660012550	GEIGER, LLOYD CHRISTOPHER &	17	187,157	0	17,970	1,666.00																																															
2013	2013-660012550	GEIGER, LLOYD CHRISTOPHER &	17	169,950	0	17,114	1,566.00																																															



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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2683	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,687.00 x 4.37 = 51,072	
Factor Value		
Adjustments	1.0000	
Lot Value	51,072	

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	2,021 / 2,021
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,021
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	714 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0715\IMG\_0003. 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	254,958	126.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	294,680		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.23	Total Misc Impr	+	11,858			
Roofing Adj	+ 4.69	Garage Cost	+	21,299			
Subfloor Adj	+ -2.19	Total RCN	=	295,968			
Heat/Cool Adj	+ 12.64	Depreciation ( 28%)	-	82,871			
Plumbing Adj	+ 7.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	213,097			
Adj Base Cost	= 130.04	Lot Value	+	51,072			
Total Area	x 2,021	Indicated Value	=	264,169			
Adjusted Cost	= 262,811	Value Per SqFt		130.71			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	213,097		
Lot Value	51,072		
Indicated Value	264,169	130.71	Per SqFt
Agland Value			
Site Improvements			
Total Value	264,169	130.71	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
PRCH	SLAB PORCH - COVERED	30116		56	56	26.75		1,498
PRCH	SLAB PORCH - COVERED	30117		180	180	26.36		4,745



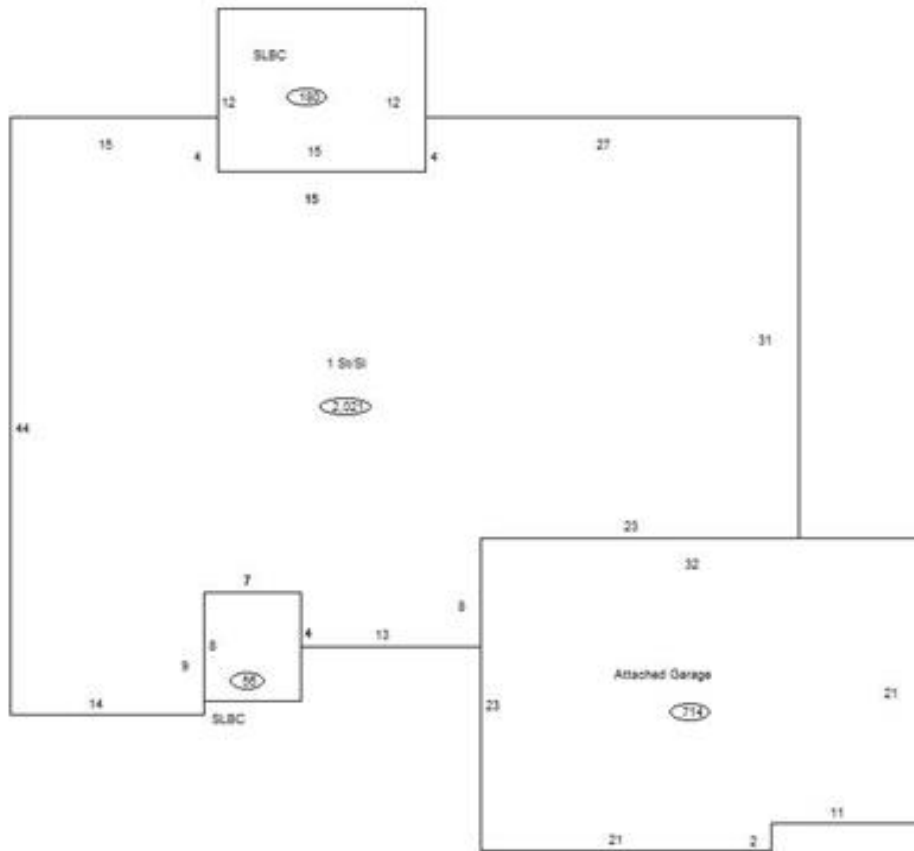
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Sketch Image

660012550



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,021	1.000	2,021
2	G	1		10	Attached Garage	714	1.000	714
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PRCH		10	SLBC	180	1.000	180
<b>Total Building Area</b>						2,021		2,021