



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:35:48
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012552 Parcel ID 000000-00-0-10140-003-0035 Cadastral ID 12-21-15-02060 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 347354 PARHAM, JENNIFER 8703 -R N OWASSO EXPY OWASSO OK 74055-0000 Parcel Location Situs 03406 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0035 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1167 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1167 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.3295		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	14,354.00 x 3.98 = 57,148		
Factor Value			
Adjustments	1.0000		
Lot Value	57,148		



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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	2,417 / 2,417
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,417
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	301,928 124.92 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	288,160 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	278,162
Lot Value	57,148
Indicated Value	335,310 138.73 Per SqFt
Agland Value	
Site Improvements	
Total Value	335,310 138.73 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.17	Total Misc Impr	+ 19,555
Roofing Adj	+ 5.19	Garage Cost	+ 20,766
Subfloor Adj	+ -3.40	Total RCN	= 361,250
Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 83,088
Plumbing Adj	+ 7.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 278,162
Adj Base Cost	= 132.78	Lot Value	+ 57,148
Total Area	x 2,417	Indicated Value	= 335,310
Adjusted Cost	= 320,929	Value Per SqFt	138.73

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	30125	199		199	75.73		15,070
PRCH	SLAB PORCH - COVERED	30126	52		52	29.37		1,527
PATO	SLAB PORCH - OPEN	30127	230		230	11.32		2,604
PRCH	SLAB PORCH - COVERED	30128	4x3		12	29.49		354

