



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:35:52
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012555 Parcel ID 000000-00-0-10140-004-0003 Cadastral ID 12-21-15-02090 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 285239 BIVINS, JOHN DAVID & BENNA JO-TRUSTEES 3213 CLUB ST CLAREMORE OK 74019-0000 Parcel Location Situs 03213 CLUB ST Subdivision HERITAGE HILLS SUB Lot/Block 0003 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1167 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0030. 7/15/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.31779644 -95.65439086 LOT 3 BLOCK 4 HERITAGE HILLS SUB																																																																																																																									
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	19000	
Non-Ag Acres	0.2502	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,897.00 x 4.37 = 47,620	
Factor Value		
Adjustments	1.0000	
Lot Value	47,620	

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	1,986 / 1,986
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,986
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23



\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0030. 7/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	237,725	119.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	275,950		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.10	Total Misc Impr	+	14,751			
Roofing Adj	+ 4.60	Garage Cost	+	17,166			
Subfloor Adj	+ -2.43	Total RCN	=	285,569			
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	79,959			
Plumbing Adj	+ 7.81	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	205,610			
Adj Base Cost	= 127.72	Lot Value	+	47,620			
Total Area	x 1,986	Indicated Value	=	253,230			
Adjusted Cost	= 253,652	Value Per SqFt		127.51			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	205,610		
Lot Value	47,620		
Indicated Value	253,230	127.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	253,230	127.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	30139	20x5		100	26.62		2,662
EPSW	ENCLOSED PORCH - SOLID WALL	30140	15x10		150	69.57		10,436
PATO	SLAB PORCH - OPEN	139868	15x10		150	11.02		1,653



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Sketch Image

660012555



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,986	1.000	1,986
2	G	1		10	Attached Garage	550	1.000	550
3	M	PRCH		10	SLBC	100	1.000	100
4	M	EPSW		10	EPSW	150	1.000	150
5	M	PATO		10	Open Slab	150	1.000	150
Total Building Area						1,986		1,986