



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:36:00
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012564 Parcel ID 000000-00-0-10140-004-0012 Cadastral ID 12-21-15-02180 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 307955 TRUST COMPANY OF OKLAHOMA GUARDIAN OF PROPERTY OF HAILEY Y GOLDEN 3204 HERITAGE DR CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 03204 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0012 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1167 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31660144 -95.65339469					Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2624	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,429.00 x 4.37 = 49,945	
Factor Value		
Adjustments	1.0000	
Lot Value	49,945	

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	2,370 / 2,370
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,370
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	817 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	324,970	137.12	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	304,780		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.45	Total Misc Impr	+	14,880			
Roofing Adj	+ 5.20	Garage Cost	+	30,401			
Subfloor Adj	+ -3.40	Total RCN	=	361,012			
Heat/Cool Adj	+ 14.47	Depreciation (23%)	-	83,033			
Plumbing Adj	+ 7.50	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	277,979			
Adj Base Cost	= 133.22	Lot Value	+	49,945			
Total Area	x 2,370	Indicated Value	=	327,924			
Adjusted Cost	= 315,731	Value Per SqFt		138.36			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	277,979		
Lot Value	49,945		
Indicated Value	327,924	138.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	327,924	138.36	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	30170		7x6	42	29.40		1,235
PRCH	SLAB PORCH - COVERED	30171		18x14	252	28.63		7,215



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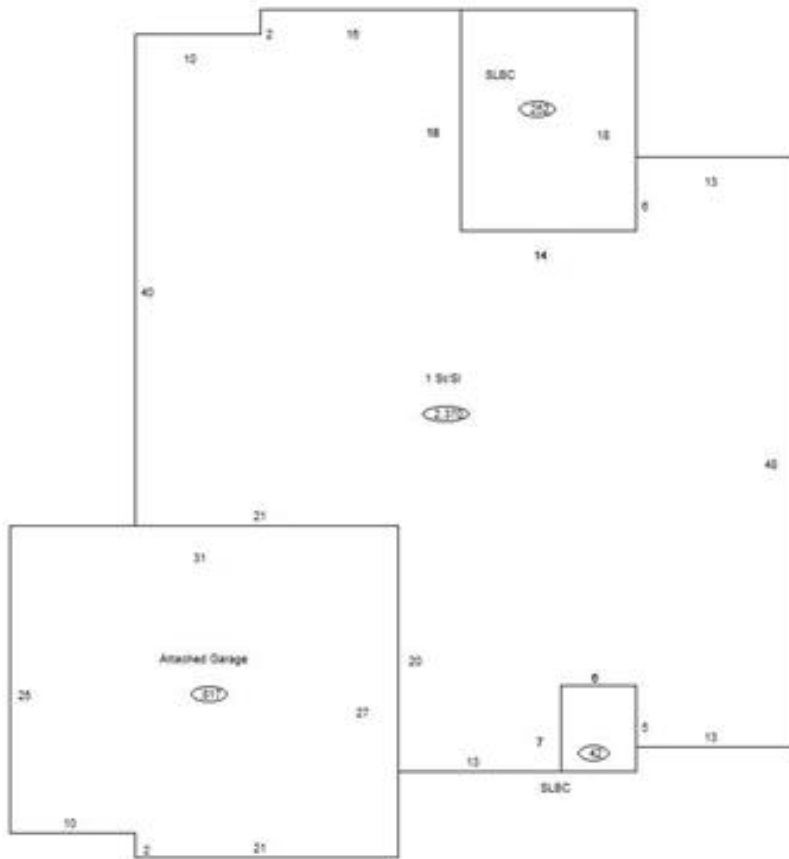
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Sketch Image

660012564



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,370	1.000	2,370
2	G	1		10	Attached Garage	817	1.000	817
3	M	PRCH		10	SLBC	42	1.000	42
4	M	PRCH		10	SLBC	252	1.000	252
Total Building Area						2,370		2,370