



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																																																																																																																				
Account 660012567 Parcel ID 000000-00-0-10140-004-0015 Cadastral ID 12-21-15-02210 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 307628 POSEY, DONNA K TRUSTEE DONNA KAY RUTHERFORD REVOC TRUST 3210 HERITAGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 03210 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0015 / 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: 36.31650665 -95.65424317																																																																																																																									
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2396	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,438.00 x 4.37 = 45,614	
Factor Value		
Adjustments	1.0000	
Lot Value	45,614	

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	2,287 / 2,287
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,287
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	620 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0050. 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	295,365	129.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	249,480		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.92	Total Misc Impr	+	14,101			
Roofing Adj	+ 5.23	Garage Cost	+	23,560			
Subfloor Adj	+ -3.40	Total RCN	=	348,693			
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	97,634			
Plumbing Adj	+ 9.78	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	251,059			
Adj Base Cost	= 136.00	Lot Value	+	45,614			
Total Area	x 2,287	Indicated Value	=	296,673			
Adjusted Cost	= 311,032	Value Per SqFt		129.72			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	251,059		
Lot Value	45,614		
Indicated Value	296,673	129.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	296,673	129.72	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	30183		24	24	29.45		707
PRCH	SLAB PORCH - COVERED	30184		243	243	28.66		6,964



Rogers

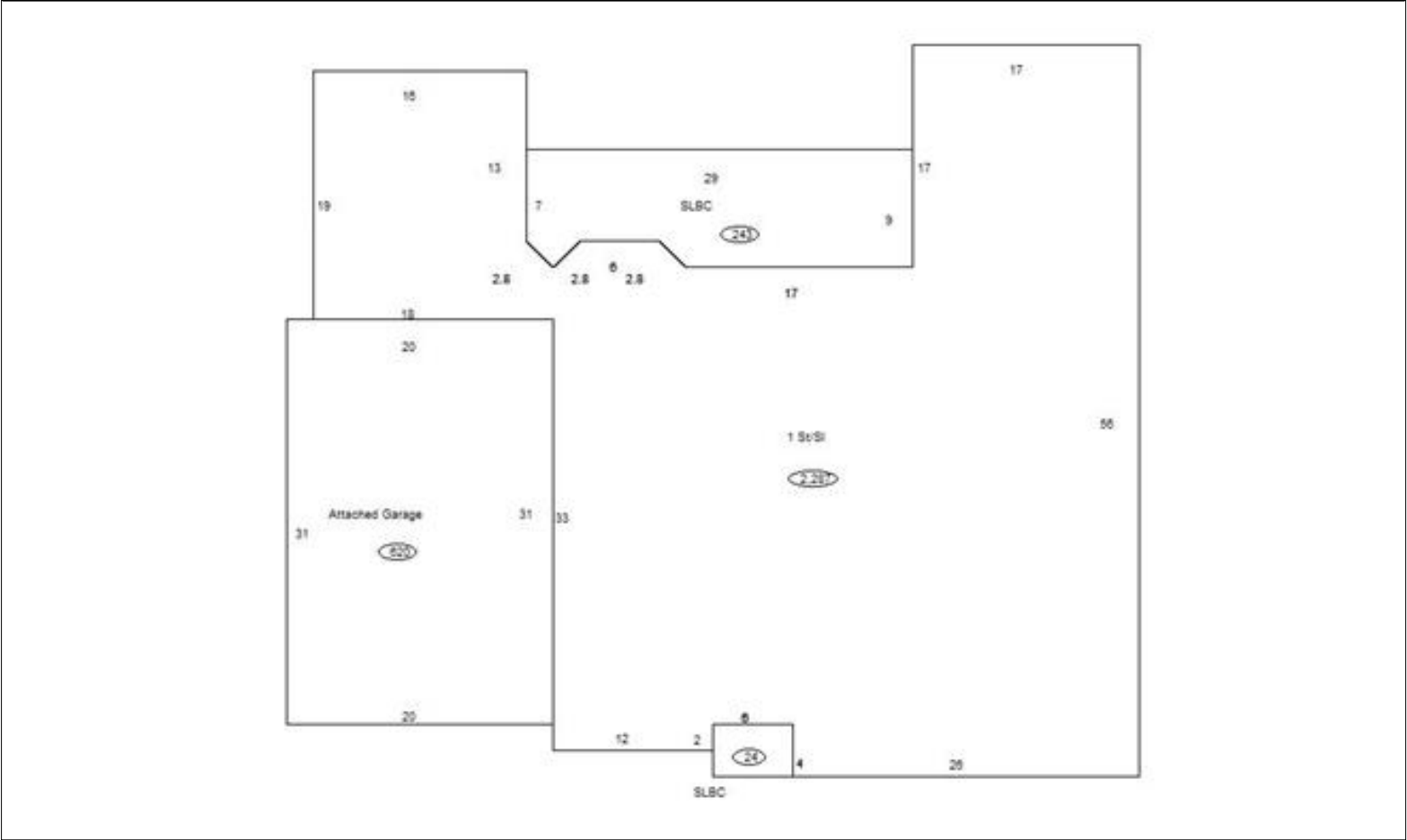
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Sketch Image

660012567



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,287	1.000	2,287
2	G	1		10	Attached Garage	620	1.000	620
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PRCH		10	SLBC	243	1.000	243
Total Building Area						2,287		2,287