



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:36:06
 Page 1

Assessment Data					Primary Image																																																	
Account 660012568 Parcel ID 000000-00-0-10140-004-0016 Cadastral ID 12-21-15-02220 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 321377 ECKERT, STEVEN ROBERT & LORI LYNN PROTECTION TRUST 3212 HERITAGE DR CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 03212 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0016 / 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: 36.31653190 -95.65457534					Building Permits																																																	
LOT 16 BLOCK 4 HERITAGE HILLS SUB					<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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	2632/723	BRYZA, GERALD R &	05/10/2017	205,000	YES																																													
					1057/97	MURDOCK, KENNETH &	03/07/1997	142,000	Yes																																													
					1006/154	HERITAGE HILLS DEV CORP	10/16/1995	17,000	Yes																																													
Parcel Valuation					<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>2018</td> <td>Land Value</td> <td>45,854</td> <td>34,737</td> <td>11%</td> <td>3,821</td> <td>Assessed</td> <td>27,159 2,510.31</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>238,269</td> <td>212,163</td> <td> </td> <td>23,338</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>1,000 -92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>284,123</td> <td>246,900</td> <td> </td> <td>27,159</td> <td>Total Taxable</td> <td>26,159 2,418.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2018	Land Value	45,854	34,737	11%	3,821	Assessed	27,159 2,510.31	Year Frozen	0	Improvements	238,269	212,163		23,338	Penalty	0	Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -92.00	TIF Project ID	0	Total Value	284,123	246,900		27,159	Total Taxable	26,159 2,418.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660012568	ECKERT, STEVEN ROBERT &	17	281,742	1000	25,368	2,345.00																																															
2024	2024-660012568	ECKERT, STEVEN ROBERT &	17	287,566	1000	24,600	2,274.00																																															
2023	2023-660012568	ECKERT, STEVEN ROBERT &	17	245,138	1000	23,855	2,185.00																																															
2022	2022-660012568	ECKERT, STEVEN ROBERT &	17	228,133	1000	23,131	2,141.00																																															
2021	2021-660012568	ECKERT, STEVEN ROBERT &	17	212,980	1000	22,428	1,980.00																																															
2020	2020-660012568	ECKERT, STEVEN ROBERT &	17	211,603	1000	21,772	1,994.00																																															
2019	2019-660012568	ECKERT, STEVEN ROBERT &	17	200,992	1000	21,109	1,955.00																																															
2018	2018-660012568	ECKERT, STEVEN ROBERT &	17	206,527	0	22,718	2,099.00																																															
2017	2017-660012568	ECKERT, STEVEN ROBERT &	17	204,847	0	22,533	2,069.00																																															
2016	2016-660012568	BRYZA, GERALD R &	17	204,528	0	22,498	2,112.00																																															
2015	2015-660012568	BRYZA, GERALD R &	17	198,314	0	21,815	1,967.00																																															
2014	2014-660012568	BRYZA, GERALD R &	17	201,834	0	21,052	1,952.00																																															
2013	2013-660012568	BRYZA, GERALD R &	17	184,052	0	20,049	1,835.00																																															



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Page 2

Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2409	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,493.00 x 4.37 = 45,854	
Factor Value		
Adjustments	1.0000	
Lot Value	45,854	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,185 / 2,185
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,185
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	494 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0049. 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	275,344	126.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	277,490		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.76	Total Misc Impr	+	13,320			
Roofing Adj	+ 5.27	Garage Cost	+	19,706			
Subfloor Adj	+ -3.40	Total RCN	=	330,929			
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	92,660			
Plumbing Adj	+ 10.24	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	238,269			
Adj Base Cost	= 136.34	Lot Value	+	45,854			
Total Area	x 2,185	Indicated Value	=	284,123			
Adjusted Cost	= 297,903	Value Per SqFt		130.03			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	238,269		
Lot Value	45,854		
Indicated Value	284,123	130.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	284,123	130.03	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	30187		48	48	29.38		1,410
PRCH	SLAB PORCH - COVERED	30188		190	190	28.84		5,480

