



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:36:08
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Assessment Data					Primary Image														
Account 660012569 Parcel ID 000000-00-0-10140-004-0017 Cadastral ID 12-21-15-02230 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 150014 PHILPOT, JOHN WESLEY & PHYLLIS ANN-TRUSTEES 3214 HERITAGE DR CLAREMORE OK 74019-0000																			
Parcel Location Situs 03214 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0017 / 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 Lat/Long: 36.31650853 -95.65476199					Building Permits														
LOT 17 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1038/523	SELLER	09/04/1996	139,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	45,745	34,630	11%	3,809	Assessed	27,825	2,571.86										
Year Frozen	0	Improvements	246,599	218,326		24,016	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0	Total Value	292,344	252,956		27,825	Total Taxable	26,825	2,479.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660012569	PHILPOT, JOHN WESLEY &			17	289,745	1000	26,014	2,404.00										
2024	2024-660012569	PHILPOT, JOHN WESLEY &			17	296,882	1000	25,228	2,332.00										
2023	2023-660012569	PHILPOT, JOHN WESLEY &			17	251,695	1000	24,464	2,241.00										
2022	2022-660012569	PHILPOT, JOHN WESLEY &			17	234,685	1000	23,723	2,196.00										
2021	2021-660012569	PHILPOT, JOHN WESLEY &			17	218,204	1000	23,002	2,031.00										
2020	2020-660012569	PHILPOT, JOHN WESLEY &			17	216,758	1000	22,323	2,044.00										
2019	2019-660012569	PHILPOT, JOHN WESLEY &			17	205,853	1000	21,644	2,005.00										
2018	2018-660012569	PHILPOT, JOHN WESLEY &			17	211,449	1000	21,400	1,977.00										
2017	2017-660012569	PHILPOT, JOHN WESLEY &			17	209,708	1000	20,748	1,905.00										
2016	2016-660012569	PHILPOT, JOHN WESLEY &			17	204,252	1000	20,114	1,888.00										
2015	2015-660012569	PHILPOT, JOHN WESLEY &			17	197,843	1000	19,499	1,759.00										
2014	2014-660012569	PHILPOT, JOHN WESLEY &			17	201,331	1000	18,902	1,753.00										
2013	2013-660012569	PHILPOT, JOHN WESLEY &			17	183,795	1000	18,323	1,677.00										



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Lot Data		Square-Foot - NBHD 1167 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2403		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	10,468.00 x 4.37 = 45,745		
Factor Value			
Adjustments	1.0000		
Lot Value	45,745		



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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	2,274 / 2,274
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,274
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	693 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	300,772 132.27 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	275,110 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	246,599
Lot Value	45,745
Indicated Value	292,344 128.56 Per SqFt
Agland Value	
Site Improvements	
Total Value	292,344 128.56 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.99	Total Misc Impr	+ 11,617
Roofing Adj	+ 5.23	Garage Cost	+ 25,939
Subfloor Adj	+ -3.40	Total RCN	= 342,499
Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 95,900
Plumbing Adj	+ 7.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 246,599
Adj Base Cost	= 134.10	Lot Value	+ 45,745
Total Area	x 2,274	Indicated Value	= 292,344
Adjusted Cost	= 304,943	Value Per SqFt	128.56

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	30191	7x6		42	29.40		1,235
PRCH	SLAB PORCH - COVERED	30192	17x8		136	29.06		3,952

