



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:36:10
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Assessment Data					Primary Image														
Account 660012571 Parcel ID 000000-00-0-10140-004-0019 Cadastral ID 12-21-15-02250 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 261918 ROBERTSON, JAMES R & MARY LOU TRUSTEES 3218 HERITAGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 03218 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0019 / 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_0047. 7/15/2022</p>														
Legal Description Lat/Long: 36.31663537 -95.65540521																			
LOT 19 BLOCK 4 HERITAGE HILLS SUB					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> </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	987/293	HERITAGE HILLS DEV CORP	03/22/1995	19,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0		Land Value 51,129	31,124	11%	3,424	Assessed	24,370	2,252.52										
Year Frozen	0		Improvements 244,626	190,417		20,946	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 295,755	221,541		24,370	Total Taxable	23,370	2,160.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660012571	ROBERTSON, JAMES R & MARY LOU			17	289,601	1000	22,660	2,094.00										
2024	2024-660012571	ROBERTSON, JAMES R & MARY LOU			17	293,336	1000	21,971	2,031.00										
2023	2023-660012571	ROBERTSON, JAMES R & MARY LOU			17	244,135	1000	21,302	1,951.00										
2022	2022-660012571	ROBERTSON, JAMES R & MARY LOU			17	232,435	1000	20,653	1,912.00										
2021	2021-660012571	ROBERTSON, JAMES R & MARY LOU			17	216,936	1000	20,022	1,768.00										
2020	2020-660012571	ROBERTSON, JAMES R & MARY LOU			17	213,404	1000	19,409	1,777.00										
2019	2019-660012571	ROBERTSON, JAMES R & MARY LOU			17	204,670	1000	18,815	1,743.00										
2018	2018-660012571	ROBERTSON, JAMES R & MARY LOU			17	210,288	1000	18,238	1,685.00										
2017	2017-660012571	ROBERTSON, JAMES R & MARY LOU			17	208,524	1000	17,678	1,624.00										
2016	2016-660012571	ROBERTSON, JAMES R & MARY LOU			17	203,180	1000	17,134	1,608.00										
2015	2015-660012571	ROBERTSON, JAMES R & MARY LOU			17	196,805	1000	16,606	1,498.00										
2014	2014-660012571	ROBERTSON, JAMES R & MARY LOU			17	200,924	1000	16,093	1,492.00										
2013	2013-660012571	ROBERTSON, JAMES R & MARY LOU			17	177,634	1000	15,595	1,427.00										



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Lot Data		Square-Foot - NBHD 1167 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2686		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	11,700.00 x 4.37 = 51,129		
Factor Value			
Adjustments	1.0000		
Lot Value	51,129		



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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	2,239 / 2,239
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,239
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	700 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	297,226 132.75 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	269,270 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	244,626
Lot Value	51,129
Indicated Value	295,755 132.09 Per SqFt
Agland Value	
Site Improvements	
Total Value	295,755 132.09 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.19	Total Misc Impr	+ 12,610
Roofing Adj	+ 5.24	Garage Cost	+ 26,159
Subfloor Adj	+ -3.40	Total RCN	= 339,758
Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 95,132
Plumbing Adj	+ 7.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 244,626
Adj Base Cost	= 134.43	Lot Value	+ 51,129
Total Area	x 2,239	Indicated Value	= 295,755
Adjusted Cost	= 300,989	Value Per SqFt	132.09

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	30196	83		83	29.26		2,429
PRCH	SLAB PORCH - COVERED	30197	360		360	28.28		10,181

