



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660012576 Parcel ID 000000-00-0-10140-004-0024 Cadastral ID 12-21-15-02300 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 286591 RICHARDSON, RALPH C & JEANNETTE S 3205 PAR CT CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 03205 PAR CT Subdivision HERITAGE HILLS SUB Lot/Block 0024 / 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: 36.31694458 -95.65485392 LOT 24 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																																																																																																											
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3425	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,917.00 x 3.91 = 58,274	
Factor Value		
Adjustments	1.0000	
Lot Value	58,274	

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	2,436 / 2,436
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,436
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	287,334	117.95	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	276,770 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.25	Total Misc Impr	+	12,299			
Roofing Adj	+ 5.19	Garage Cost	+	16,968			
Subfloor Adj	+ -3.39	Total RCN	=	350,356			
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	98,100			
Plumbing Adj	+ 7.29	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	252,256			
Adj Base Cost	= 131.81	Lot Value	+	58,274			
Total Area	x 2,436	Indicated Value	=	310,530			
Adjusted Cost	= 321,089	Value Per SqFt		127.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,256		
Lot Value	58,274		
Indicated Value	310,530	127.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	310,530	127.48	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	30209		42	42	29.40		1,235
PRCH	SLAB PORCH - COVERED	30210		160	160	28.96		4,634



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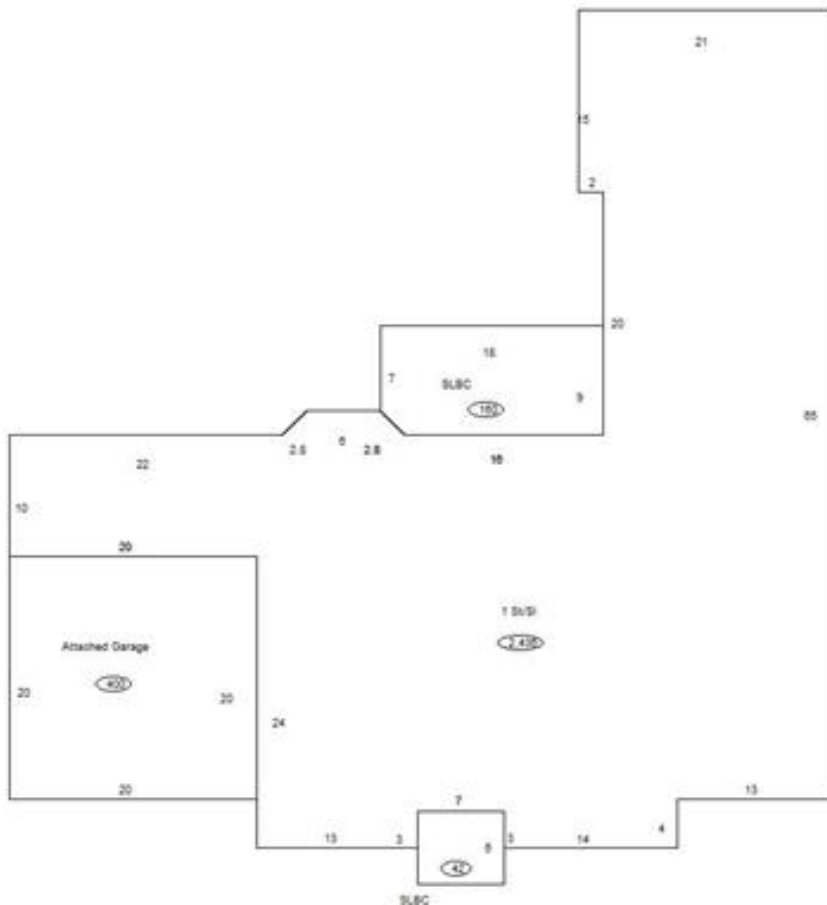
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,436	1.000	2,436
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	42	1.000	42
4	M	PRCH		10	SLBC	160	1.000	160
Total Building Area						2,436		2,436



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						