



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660012583 Parcel ID 000000-00-0-10140-004-0031 Cadastral ID 12-21-15-02370 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 309358 ROCK, THOMAS R & BARBARA J 3208 PAR CT CLAREMORE OK 74019-0000 Parcel Location Situs 03208 PAR CT Subdivision HERITAGE HILLS SUB Lot/Block 0031 / 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_0034. 7/15/2022</p>																																																	
Legal Description Lat/Long: 36.31758765 -95.65486857																																																						
LOT 31 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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	2314/265	KIETZMAN LIVING TRUST	03/19/2013	185,500	YES																																													
					1754/159	PULLEY, ANDREW B & TERRI L	02/28/2006	198,500	YES																																													
					1202/131	HERITAGE HILLS DEV CORP	11/16/1999	26,000	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>2014</td> <td>Land Value 51,614</td> <td>34,455</td> <td>11%</td> <td>3,790</td> <td>Assessed</td> <td>25,487</td> <td>2,355.76</td> </tr> <tr> <td>Year Frozen</td> <td>2026</td> <td>Improvements 277,319</td> <td>197,247</td> <td> </td> <td>21,697</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 328,933</td> <td>231,702</td> <td> </td> <td>25,487</td> <td>Total Taxable</td> <td>24,487</td> <td>2,263.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2014	Land Value 51,614	34,455	11%	3,790	Assessed	25,487	2,355.76	Year Frozen	2026	Improvements 277,319	197,247		21,697	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 328,933	231,702		25,487	Total Taxable	24,487	2,263.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660012583	ROCK, THOMAS R & BARBARA J	17	325,359	1000	23,745	2,195.00																																															
2024	2024-660012583	ROCK, THOMAS R & BARBARA J	17	331,667	1000	23,024	2,128.00																																															
2023	2023-660012583	ROCK, THOMAS R & BARBARA J	17	231,940	1000	22,325	2,045.00																																															
2022	2022-660012583	ROCK, THOMAS R & BARBARA J	17	214,935	2000	20,645	1,911.00																																															
2021	2021-660012583	ROCK, THOMAS R & BARBARA J	17	199,870	2000	19,986	1,765.00																																															
2020	2020-660012583	ROCK, THOMAS R & BARBARA J	17	198,526	1000	20,380	1,866.00																																															
2019	2019-660012583	ROCK, THOMAS R & BARBARA J	17	188,704	1000	19,757	1,830.00																																															
2018	2018-660012583	ROCK, THOMAS R & BARBARA J	17	195,889	1000	20,548	1,899.00																																															
2017	2017-660012583	ROCK, THOMAS R & BARBARA J	17	194,240	1000	20,366	1,870.00																																															
2016	2016-660012583	ROCK, THOMAS R & BARBARA J	17	189,287	1000	19,787	1,857.00																																															
2015	2015-660012583	ROCK, THOMAS R & BARBARA J	17	183,471	1000	19,182	1,730.00																																															
2014	2014-660012583	ROCK, THOMAS R & BARBARA J	17	186,650	1000	19,532	1,811.00																																															
2013	2013-660012583	ROCK, THOMAS R & BARBARA J	17	194,735	1000	20,421	1,869.00																																															



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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.2711 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 11,811.00 x 4.37 = 51,614 Factor Value Adjustments 1.0000 Lot Value 51,614		

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	2,361 / 2,361
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,361
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	649 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	310,048	131.32	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	209,830 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	276,454		
Lot Value	51,614		
Indicated Value	328,068	138.95	Per SqFt
Agland Value			
Site Improvements	865		
Total Value	328,933	139.32	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.50	Total Misc Impr	+ 15,193				
Roofing Adj	+ 5.21	Garage Cost	+ 24,513				
Subfloor Adj	+ -3.40	Total RCN	= 359,031				
Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 82,577				
Plumbing Adj	+ 9.47	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 276,454				
Adj Base Cost	= 135.25	Lot Value	+ 51,614				
Total Area	x 2,361	Indicated Value	= 328,068				
Adjusted Cost	= 319,325	Value Per SqFt	138.95				

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	30241	6x5		30	29.44		883
PRCH	SLAB PORCH - COVERED	30242	23x12		276	28.55		7,880



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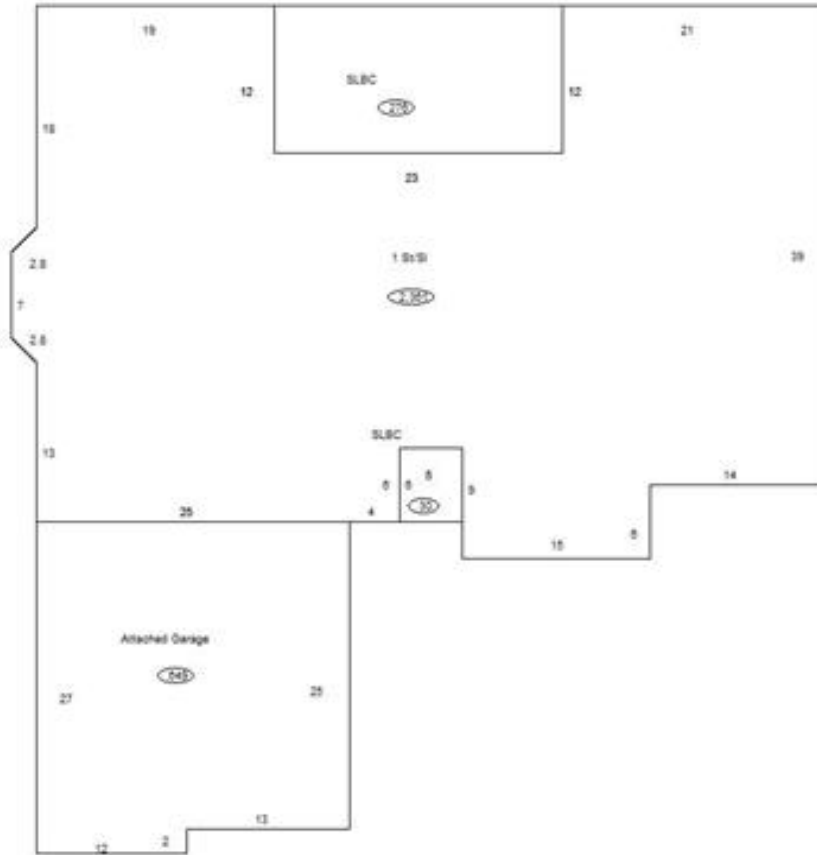
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Sketch Image

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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	2,361	1.000	2,361
2	G	1		10	Attached Garage	649	1.000	649
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PRCH		10	SLBC	276	1.000	276
Total Building Area						2,361		2,361



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			264
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
Base Cost (4.68 x 264)		1,236		1,236	371	865