



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:36:36  
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Assessment Data					Primary Image																																																	
<b>Account</b> 660012597 <b>Parcel ID</b> 000000-00-0-10140-005-0013 <b>Cadastral ID</b> 12-21-15-02510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 347265 PERRIN, RICHARD SHERMAN & TRISHA CAROLE TERNEUS  3201 HERITAGE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 03201 HERITAGE DR <b>Subdivision</b> HERITAGE HILLS SUB <b>Lot/Block</b> 0013 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 12 / 21 / 15 / 5 <b>Neighborhood</b> 1167 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.31634962 -95.65271540																																																						
<b>Building Permits</b>					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	/	MCCRACKEN, TIM D	06/03/2025	265,000	YES																																													
					2201/278	CHISUM, DEBORAH J &	10/14/2011	162,500	YES																																													
					1699/741	DOTSON, JOHN & JOLYNN	07/29/2005	158,500	YES																																													
					1301/432	DAVIS, JERENE K TRUSTEE	06/29/2001	141,500	YES																																													
					1008/476	STOUT, FAY O CO-TRUSTEE &	11/17/1995	117,000	YES																																													
					947/150	HERITAGE HILLS DEV CORP	02/17/1994	18,450	No																																													
<b>Parcel Valuation</b>					<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>2026</td> <td>Land Value</td> <td>52,961</td> <td>52,961</td> <td>11%</td> <td>5,826</td> <td>Assessed</td> <td>29,151 2,694.43</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>212,047</td> <td>212,047</td> <td></td> <td>23,325</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></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>265,008</td> <td>265,008</td> <td></td> <td>29,151</td> <td>Total Taxable</td> <td>28,151 2,602.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2026	Land Value	52,961	52,961	11%	5,826	Assessed	29,151 2,694.43	Year Frozen	0	Improvements	212,047	212,047		23,325	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	TIF Project ID	0	Total Value	265,008	265,008		29,151	Total Taxable	28,151 2,602.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660012597	PERRIN, RICHARD SHERMAN &	17	227,531	0	25,029	2,313.00																																															
2024	2024-660012597	MCCRACKEN, TIM D	17	230,316	0	24,284	2,244.00																																															
2023	2023-660012597	MCCRACKEN, TIM D	17	225,971	0	23,126	2,118.00																																															
2022	2022-660012597	MCCRACKEN, TIM D	17	208,962	0	22,026	2,039.00																																															
2021	2021-660012597	MCCRACKEN, TIM D	17	190,698	0	20,977	1,852.00																																															
2020	2020-660012597	MCCRACKEN, TIM D &	17	189,418	0	20,800	1,905.00																																															
2019	2019-660012597	MCCRACKEN, TIM D &	17	180,090	0	19,810	1,835.00																																															
2018	2018-660012597	MCCRACKEN, TIM D &	17	185,017	0	20,352	1,881.00																																															
2017	2017-660012597	MCCRACKEN, TIM D &	17	183,497	0	20,185	1,854.00																																															
2016	2016-660012597	MCCRACKEN, TIM D &	17	178,854	0	19,674	1,847.00																																															
2015	2015-660012597	MCCRACKEN, TIM D &	17	173,372	0	19,071	1,720.00																																															
2014	2014-660012597	MCCRACKEN, TIM D &	17	174,732	0	19,009	1,763.00																																															
2013	2013-660012597	MCCRACKEN, TIM D &	17	164,578	0	18,104	1,657.00																																															



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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2434	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,603.00 x 4.37 = 46,335	
Factor Value		
Adjustments	1.1430	
Lot Value	52,961	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,784 / 1,784
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,784
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	STANDARD -
Year/Eff Age	1994 / 18

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0715\IMG\_0070. 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	221,886	124.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	239,490		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.10	Total Misc Impr	+	4,885			
Roofing Adj	+ 4.81	Garage Cost	+	17,211			
Subfloor Adj	+ -2.31	Total RCN	=	265,059			
Heat/Cool Adj	+ 12.64	Depreciation ( 20%)	-	53,012			
Plumbing Adj	+ 10.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	212,047			
Adj Base Cost	= 136.19	Lot Value	+	52,961			
Total Area	x 1,784	Indicated Value	=	265,008			
Adjusted Cost	= 242,963	Value Per SqFt		148.55			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	212,047		
Lot Value	52,961		
Indicated Value	265,008	148.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	265,008	148.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	30309	40		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	30310	144		144	26.48		3,813

