



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 660012603 Parcel ID 000000-00-0-10140-005-0019 Cadastral ID 12-21-15-02570 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 287489 RIEDER, JOHN R & DEBRA FODOR 3213 HERITAGE DR CLAREMORE OK 74019-0000																																		
Parcel Location Situs 03213 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0019 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1167 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																		
Legal Description Lot/Long: 36.31603119 -95.65445261					Building Permits																													
LOT 19 BLOCK 5 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	1644/444	1ST BANK OKLAHOMA	12/17/2004	170,000	YES																									
					1589/50	BRADFORD, RICKEY S &	05/16/2004	0	8																									
					1348/248	WEEDIN, LILI MAI ALBERTONI	01/15/2002	162,000	YES																									
					1211/92	CHAMPAGNE, CARLEEN M	01/19/2000	167,500	No																									
					996/80	HERITAGE HILLS DEV CORP	07/14/1995	31,000	Yes																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																									
Remove Cap	2005		Land Value 46,999	39,137	11%	4,305	Assessed	28,906	2,671.78																									
Year Frozen	0		Improvements 242,152	223,644		24,601	Penalty	0																										
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00																									
TIF Project ID	0		Total Value 289,151	262,781		28,906	Total Taxable	27,906	2,579.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660012603	RIEDER, JOHN R &			17	283,288	1000	27,064	2,502.00																									
2024	2024-660012603	RIEDER, JOHN R &			17	287,898	1000	26,247	2,426.00																									
2023	2023-660012603	RIEDER, JOHN R &			17	242,326	1000	25,453	2,331.00																									
2022	2022-660012603	RIEDER, JOHN R &			17	242,578	1000	24,683	2,285.00																									
2021	2021-660012603	RIEDER, JOHN R &			17	226,680	1000	23,935	2,113.00																									
2020	2020-660012603	RIEDER, JOHN R &			17	223,138	1000	23,309	2,134.00																									
2019	2019-660012603	RIEDER, JOHN R &			17	214,551	1000	22,601	2,093.00																									
2018	2018-660012603	RIEDER, JOHN R &			17	220,062	1000	23,207	2,144.00																									
2017	2017-660012603	RIEDER, JOHN R &			17	218,353	1000	23,019	2,114.00																									
2016	2016-660012603	RIEDER, JOHN R &			17	213,001	1000	22,430	2,105.00																									
2015	2015-660012603	RIEDER, JOHN R &			17	206,909	1000	21,760	1,963.00																									
2014	2014-660012603	RIEDER, JOHN R &			17	208,537	1000	21,334	1,978.00																									
2013	2013-660012603	RIEDER, JOHN R &			17	197,120	1000	20,683	1,893.00																									



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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2469	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,755.00 x 4.37 = 46,999	
Factor Value		
Adjustments	1.0000	
Lot Value	46,999	

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	2,202 / 2,202
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,202
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	644 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23



\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0076. 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	289,043	131.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	274,550		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.59	Total Misc Impr	+	16,942			
Roofing Adj	+ 5.26	Garage Cost	+	24,356			
Subfloor Adj	+ -3.40	Total RCN	=	336,322			
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	94,170			
Plumbing Adj	+ 8.06	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	242,152			
Adj Base Cost	= 133.98	Lot Value	+	46,999			
Total Area	x 2,202	Indicated Value	=	289,151			
Adjusted Cost	= 295,024	Value Per SqFt		131.31			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	242,152		
Lot Value	46,999		
Indicated Value	289,151	131.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	289,151	131.31	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	30338	15x6		90	29.24		2,632
PRCH	SLAB PORCH - COVERED	30339	276		276	28.55		7,880



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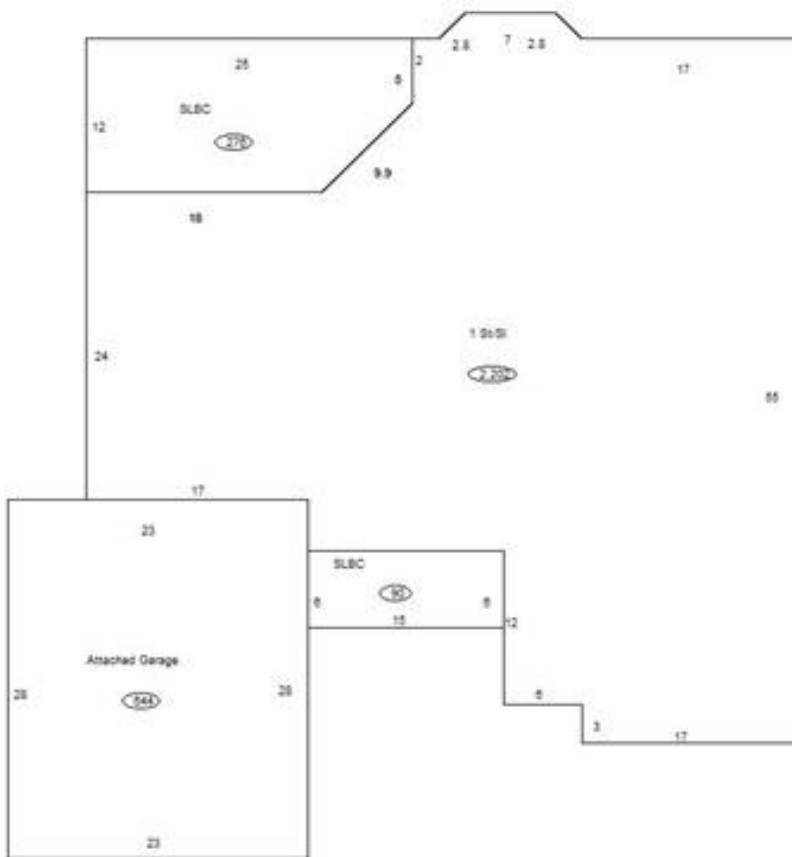
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Sketch Image

660012603



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,202	1.000	2,202
2	G	1		10	Attached Garage	644	1.000	644
3	M	PRCH		10	SLBC	90	1.000	90
4	M	PRCH		10	SLBC	276	1.000	276
Total Building Area						2,202		2,202