



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 | 660012604 | | | | | | | | |
| Parcel ID | 000000-00-0-10140-005-0020 | | | | | | | | |
| Cadastral ID | 12-21-15-02580 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | URP | VI Area | 4 | | | | | | |
| Tax Area | 17 - CLAREMORE OT | | | | | | | | |
| Name ID | 336673 | | | | | | | | |
| KIGHTLINGER, CHRISTOPHER C | | | | | | | | | |
| 3215 HERITAGE DR CLAREMORE OK 74019-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 03215 HERITAGE DR | | | | | | | | |
| Subdivision | HERITAGE HILLS SUB | | | | | | | | |
| Lot/Block | 0020 / 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 Lat/Long: 36.31605379 -95.65476443 | | | | | | | | | |
| Building Permits | | | | | | | | | |
| LOT 20 BLOCK 5 HERITAGE HILLS SUB | | | | | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| H | Homestead | No | 1,000 | | / | POLSON, WILLIAM M & | 11/19/2021 | 420,000 | YES |
| | | | | | 1437/117 | REED, DONALD R & | 12/30/2002 | 229,000 | YES |
| | | | | | 1395/473 | POLSON, WILLIAM M & | 04/25/2002 | 0 | 6 |
| | | | | | 1130/168 | BARNES, JERRY L & | 09/02/1998 | 34,500 | Yes |
| | | | | | 1029/314 | CLERMONT PROPERTIES, INC | 06/17/1996 | 26,000 | Yes |
| | | | | | 934/170 | HERITAGE HILLS DEV CORP | 10/28/1993 | 18,500 | Yes |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | |
| Remove Cap | 2022 | Land Value | 47,314 | 47,314 | 11% | 5,205 | Assessed | 46,686 | 4,315.19 |
| Year Frozen | 0 | Improvements | 377,102 | 377,102 | | 41,481 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 |
| TIF Project ID | 0 | Total Value | 424,416 | 424,416 | | 46,686 | Total Taxable | 46,686 | 4,315.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660012604 | KIGHTLINGER, CHRISTOPHER C | 17 | 410,340 | 0 | 45,138 | 4,172.00 | | |
| 2024 | 2024-660012604 | KIGHTLINGER, CHRISTOPHER C | 17 | 426,319 | 0 | 46,895 | 4,334.00 | | |
| 2023 | 2023-660012604 | KIGHTLINGER, CHRISTOPHER C | 17 | 420,000 | 0 | 46,200 | 4,232.00 | | |
| 2022 | 2022-660012604 | KIGHTLINGER, CHRISTOPHER C | 17 | 420,000 | 0 | 46,200 | 4,277.00 | | |
| 2021 | 2021-660012604 | POLSON, WILLIAM M & | 17 | 337,340 | 1000 | 34,293 | 3,028.00 | | |
| 2020 | 2020-660012604 | POLSON, WILLIAM M & | 17 | 334,761 | 1000 | 33,265 | 3,046.00 | | |
| 2019 | 2019-660012604 | POLSON, WILLIAM M & | 17 | 317,709 | 1000 | 32,268 | 2,989.00 | | |
| 2018 | 2018-660012604 | POLSON, WILLIAM M & | 17 | 293,624 | 1000 | 31,299 | 2,892.00 | | |
| 2017 | 2017-660012604 | POLSON, WILLIAM M & | 17 | 291,181 | 1000 | 31,030 | 2,850.00 | | |
| 2016 | 2016-660012604 | POLSON, WILLIAM M & | 17 | 283,729 | 1000 | 30,105 | 2,826.00 | | |
| 2015 | 2015-660012604 | POLSON, WILLIAM M & | 17 | 274,633 | 1000 | 29,199 | 2,633.00 | | |
| 2014 | 2014-660012604 | POLSON, WILLIAM M & | 17 | 281,440 | 1000 | 28,320 | 2,626.00 | | |
| 2013 | 2013-660012604 | POLSON, WILLIAM M & | 17 | 264,580 | 1000 | 27,466 | 2,513.00 | | |



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| Lot Data | Square-Foot - NBHD 1167 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | 1 | |
| Units Buildable | 1 | |
| Non-Ag Acres | 0.2485 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 10,827.00 x 4.37 = 47,314 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 47,314 | |

| Residential Data | |
|------------------|----------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4 - Good |
| Architecture | |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 2,909 / 3,369 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,909 |
| Fixture/RghIn | 14 / |
| Bed/F/H Bath | 4 / 2.5 / |
| Basement Area | |
| Garage Type | 594 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 2002 / 18 |



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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 | 434,750 | 129.04 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 8 | | |
| Indicated Value | 383,010 | | Per SqFt |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 377,102 | | |
| Lot Value | 47,314 | | |
| Indicated Value | 424,416 | 125.98 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 424,416 | 125.98 | Total Value Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 100.65 | Total Misc Impr | + | 1,158 | | | |
| Roofing Adj | + 4.90 | Garage Cost | + | 27,740 | | | |
| Subfloor Adj | + -3.78 | Total RCN | = | 451,910 | | | |
| Heat/Cool Adj | + 16.31 | Depreciation (20%) | - | 90,382 | | | |
| Plumbing Adj | + 7.48 | Lump Sums | + | 15,574 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 377,102 | | | |
| Adj Base Cost | = 125.56 | Lot Value | + | 47,314 | | | |
| Total Area | x 3,369 | Indicated Value | = | 424,416 | | | |
| Adjusted Cost | = 423,012 | Value Per SqFt | | 125.98 | | | |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|-------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 30342 | 7x5 | | 35 | 33.08 | | 1,158 |
| WODC | WOOD DECK - COVERED | 30343 | 20x15 | | 300 | 37.25 | | 11,175 |
| WODO | WOOD DECK - OPEN | 30344 | 18x8 | | 144 | 31.18 | 50% | 2,245 |
| WODO | WOOD DECK - OPEN | 30345 | 17x8 | | 136 | 31.68 | 50% | 2,154 |



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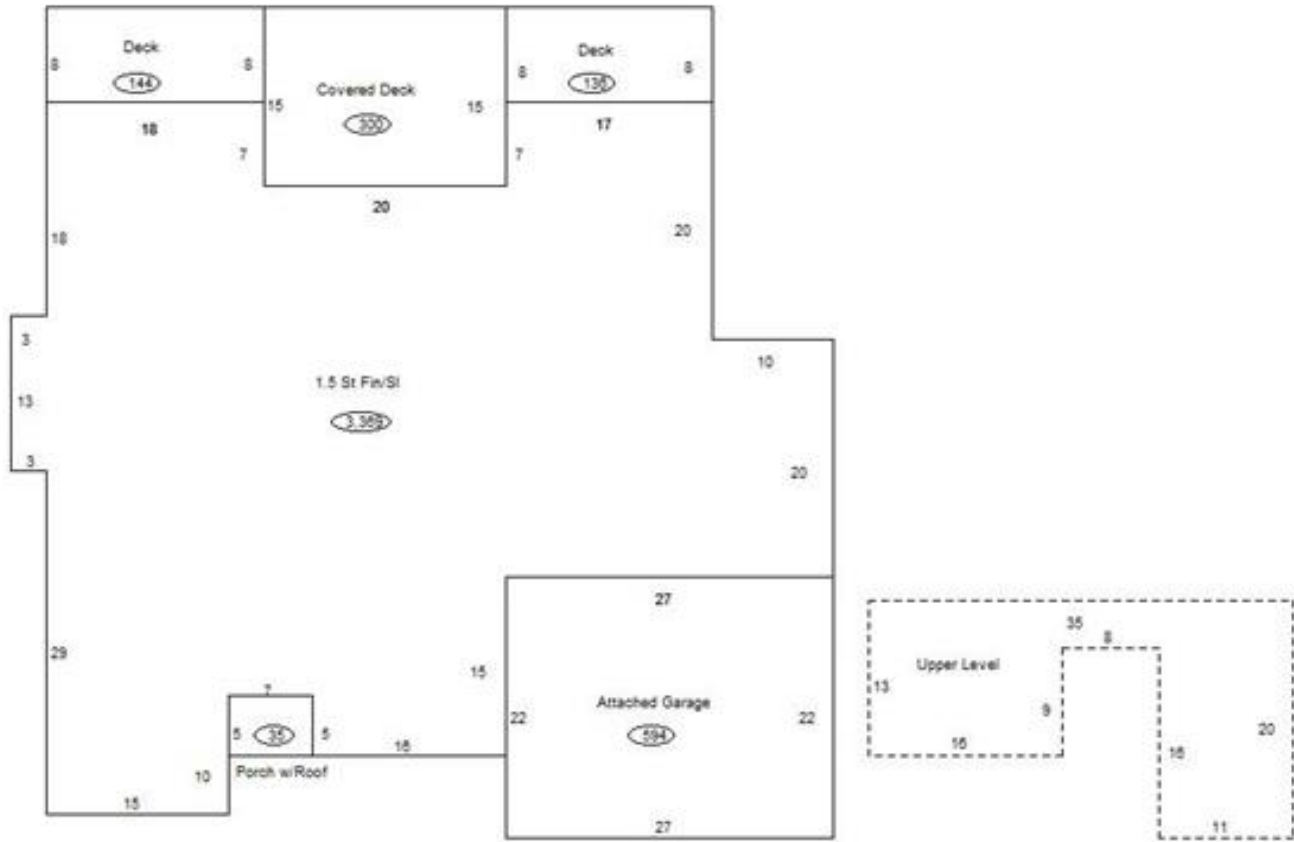
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Sketch Image

660012604



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1 | R | 5 | Slab | 13 | 1.5 St Fin/Sl | 2,909 | 1.158 | 3,369 |
| 2 | G | 1 | | 13 | Attached Garage | 594 | 1.000 | 594 |
| 3 | M | PRCH | | 13 | SLBC | 35 | 1.000 | 35 |
| 4 | M | WODC | | 13 | WODC | 300 | 1.000 | 300 |
| 5 | M | WODO | | 13 | WODO | 144 | 1.000 | 144 |
| 6 | M | WODO | | 13 | WODO | 136 | 1.000 | 136 |
| 7 | U | ^UL | Overhang | 13 | Upper Level | 460 | 1.000 | 460 |
| Total Building Area | | | | | | 2,909 | | 3,369 |