



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:36:47  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012606 <b>Parcel ID</b> 000000-00-0-10140-005-0022 <b>Cadastral ID</b> 12-21-15-02600 <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> 328138 ZEIDAN, MOHAMMED S & AMENA NASSER  3219 HERITAGE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 03219 HERITAGE DR <b>Subdivision</b> HERITAGE HILLS SUB <b>Lot/Block</b> 0022 / 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: 36.31607275 -95.65532094																																																																																																																									
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2755	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,002.00 x 4.37 = 52,444	
Factor Value		
Adjustments	1.0000	
Lot Value	52,444	

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	2,212 / 2,212
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,212
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	766 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0715\IMG\_0079. 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	303,157	137.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	285,800		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.33	Total Misc Impr	+	10,890			
Roofing Adj	+ 5.26	Garage Cost	+	28,503			
Subfloor Adj	+ -3.40	Total RCN	=	341,928			
Heat/Cool Adj	+ 14.47	Depreciation ( 26%)	-	88,901			
Plumbing Adj	+ 10.11	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	253,027			
Adj Base Cost	= 136.77	Lot Value	+	52,444			
Total Area	x 2,212	Indicated Value	=	305,471			
Adjusted Cost	= 302,535	Value Per SqFt		138.10			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	253,027		
Lot Value	52,444		
Indicated Value	305,471	138.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	305,471	138.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	30354	138		138	29.05		4,009
PRCH	SLAB PORCH - COVERED	30355	30x8		240	28.67		6,881



# Rogers

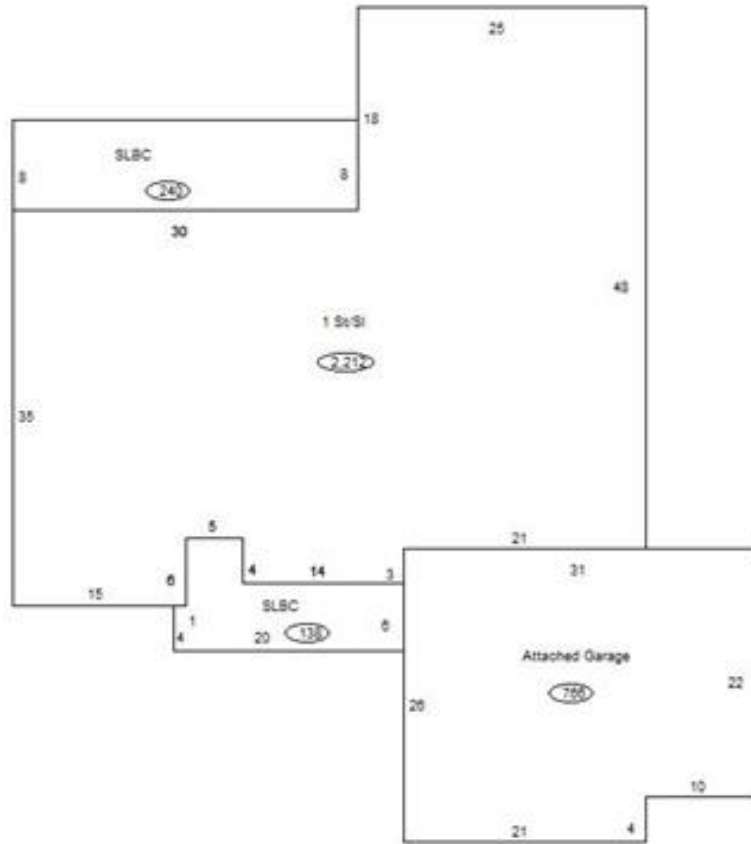
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Sketch Image

660012606



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,212	1.000	2,212
2	G	1		13	Attached Garage	766	1.000	766
3	M	PRCH		13	SLBC	138	1.000	138
4	M	PRCH		13	SLBC	240	1.000	240
<b>Total Building Area</b>						2,212		2,212