



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:36:49
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Assessment Data					Primary Image																																																																																																																				
Account 660012607 Parcel ID 000000-00-0-10140-005-0023 Cadastral ID 12-21-15-02610 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 344536 WALKER, JEFFREY A & WENDY WALKER ZEIDEN 3702 S 194TH E AVE BROKEN ARROW OK 74014-0000 Parcel Location Situs 03221 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0023 / 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: 36.31611629 -95.65555951 LOT 23 BLOCK 5 LESS BEG SE\ C LOT 23, N 86-33 W ALG SLY/L 25.36' TO POB, N 46-30 W 81.90 TO WLY/L LOT 23, S 32-28 W 55. 87', S 18-38 E 4.14', S 86-33 E 88.24' TO POB HERITAGE HILLS SUB																																																																																																																									
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Lot Data		Square-Foot - NBHD 1167 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.3216		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	14,007.00 x 4.03 = 56,454		
Factor Value			
Adjustments	2.2850		
Lot Value	128,997		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,889 / 2,417
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,889
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	298,555	123.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	285,610		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.01	Total Misc Impr	+ 8,132
Roofing Adj	+ 4.26	Garage Cost	+ 20,024
Subfloor Adj	+ -2.71	Total RCN	= 326,365
Heat/Cool Adj	+ 14.47	Depreciation (25%)	- 81,591
Plumbing Adj	+ 7.35	Lump Sums	+ 3,164
Basement Adj	+ 0.00	RCNLD	= 247,938
Adj Base Cost	= 123.38	Lot Value	+ 128,997
Total Area	x 2,417	Indicated Value	= 376,935
Adjusted Cost	= 298,209	Value Per SqFt	155.95

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	247,938		
Lot Value	128,997		
Indicated Value	376,935	155.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	376,935	155.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	30358	20x7		140	29.04		4,066
PRCH	SLAB PORCH - COVERED	30359	20x7		140	29.04		4,066
BALW	BALCONY - WOOD	30360	20x5		100	31.64		3,164



Rogers

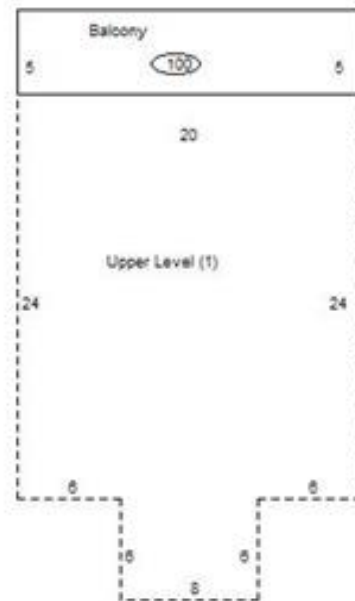
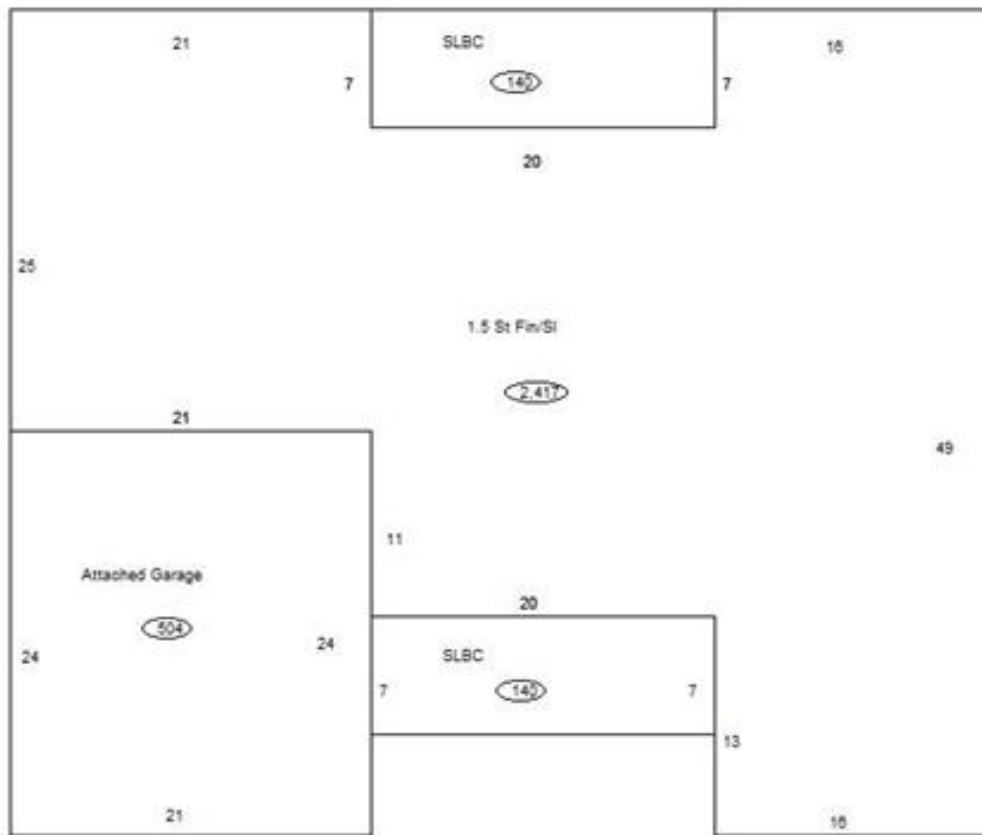
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Sketch Image

660012607



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,889	1.280	2,417
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	140	1.000	140
4	M	PRCH		10	SLBC	140	1.000	140
5	M	BALW		10	Balcony	100	1.000	100
6	U	^UL		10	Upper Level (1)	528	1.000	528
Total Building Area						1,889		2,417