



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:36:51
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012609 Parcel ID 000000-00-0-10140-005-0025 Cadastral ID 12-21-15-02630 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 329225 FERNANDEZ, TIMOTHY D & KAREN JANE 3225 HERITAGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 03225 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0025 / 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: 36.31644882 -95.65599686																																																																																																																									
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Lot Data		Square-Foot - NBHD 1167 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2368		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	10,313.00 x 4.37 = 45,068		
Factor Value			
Adjustments	1.0000		
Lot Value	45,068		



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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	2,360 / 2,360
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,360
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	295,106	125.04	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	279,360		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.70	Total Misc Impr	+ 16,283
Roofing Adj	+ 5.21	Garage Cost	+ 21,728
Subfloor Adj	+ -3.40	Total RCN	= 350,735
Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 98,206
Plumbing Adj	+ 7.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 252,529
Adj Base Cost	= 132.51	Lot Value	+ 45,068
Total Area	x 2,360	Indicated Value	= 297,597
Adjusted Cost	= 312,724	Value Per SqFt	126.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,529		
Lot Value	45,068		
Indicated Value	297,597	126.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	297,597	126.10	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	30364		48	48	29.38		1,410
PRCH	SLAB PORCH - COVERED	30365		214	214	28.75		6,153
PATO	SLAB PORCH - OPEN	30366		191	191	11.99		2,290



Rogers

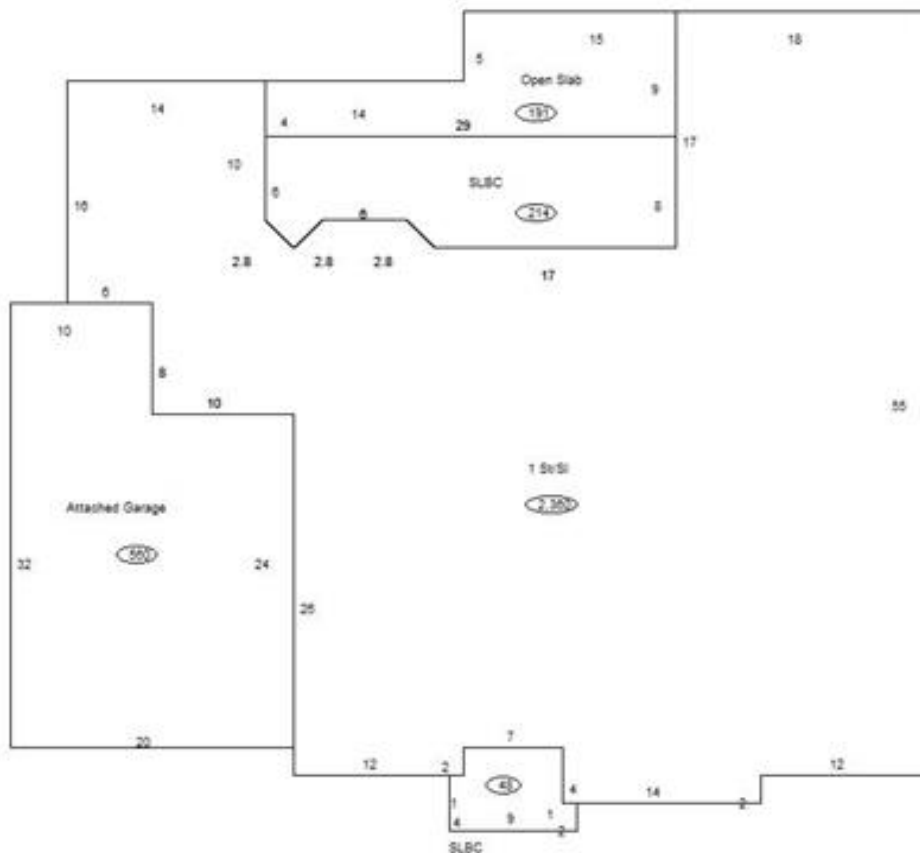
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Sketch Image

660012609



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,360	1.000	2,360
2	G	1		10	Attached Garage	560	1.000	560
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PRCH		10	SLBC	214	1.000	214
5	M	PATO		10	Open Slab	191	1.000	191
Total Building Area						2,360		2,360