



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:36:53
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Assessment Data					Primary Image									
Account	660012610				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0083. 7/15/2022</p>									
Parcel ID	000000-00-0-10140-005-0026													
Cadastral ID	12-21-15-02640													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	4											
Tax Area	17 - CLAREMORE OT													
Name ID	334756													
ARMSTRONG, BOBBY N JR & RACHEL D														
3301 HERITAGE DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	03301 HERITAGE DR													
Subdivision	HERITAGE HILLS SUB													
Lot/Block	0026 / 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: 36.31665219 -95.65633090														
LOT 26 BLOCK 5 HERITAGE HILLS SUB														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					/	VESS, JERRY W & PRISCILLA A	06/15/2021	385,000	YES					
					1105/622	SIMMONS HOMES, INC.	03/27/1998	172,000	Yes					
					1074/569	HERITAGE HILLS DEV CORP	06/26/1997	31,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2022	Land Value	45,728	45,728	11%	5,030	Assessed	42,760	3,952.31					
Year Frozen	0	Improvements	342,999	342,999		37,730	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	388,727	388,727		42,760	Total Taxable	42,760	3,952.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660012610	ARMSTRONG, BOBBY N JR &	17	380,507	0	41,856	3,869.00							
2024	2024-660012610	ARMSTRONG, BOBBY N JR &	17	392,066	0	43,127	3,986.00							
2023	2023-660012610	ARMSTRONG, BOBBY N JR &	17	385,000	0	42,350	3,879.00							
2022	2022-660012610	ARMSTRONG, BOBBY N JR &	17	385,000	0	42,350	3,920.00							
2021	2021-660012610	ARMSTRONG, BOBBY N JR &	17	282,724	1000	29,277	2,585.00							
2020	2020-660012610	VESS, JERRY W & PRISCILLA A	17	280,895	1000	28,396	2,600.00							
2019	2019-660012610	VESS, JERRY W & PRISCILLA A	17	266,940	1000	27,540	2,551.00							
2018	2018-660012610	VESS, JERRY W & PRISCILLA A	17	274,051	1000	26,708	2,468.00							
2017	2017-660012610	VESS, JERRY W & PRISCILLA A	17	271,788	1000	25,902	2,379.00							
2016	2016-660012610	VESS, JERRY W & PRISCILLA A	17	264,948	1000	25,118	2,358.00							
2015	2015-660012610	VESS, JERRY W & PRISCILLA A	17	256,479	1000	24,357	2,197.00							
2014	2014-660012610	VESS, JERRY W & PRISCILLA A	17	262,825	1000	23,619	2,190.00							
2013	2013-660012610	VESS, JERRY W & PRISCILLA A	17	247,358	1000	22,901	2,096.00							




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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.2402 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 10,464.00 x 4.37 = 45,728 Factor Value Adjustments 1.0000 Lot Value 45,728		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0083. 7/15/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,691 / 3,141
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,691
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	530 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	
Adusted R	0.8445		
Indicated Value	440,134	140.13	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	384,170 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	106.16	Total Misc Impr	+	17,825	
Roofing Adj	+ 3.60	Garage Cost	+	27,094	
Subfloor Adj	+ -2.62	Total RCN	=	457,332	
Heat/Cool Adj	+ 17.38	Depreciation (25%)	-	114,333	
Plumbing Adj	+ 6.78	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	342,999	
Adj Base Cost	= 131.30	Lot Value	+	45,728	
Total Area	x 3,141	Indicated Value	=	388,727	
Adjusted Cost	= 412,413	Value Per SqFt		123.76	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	342,999		
Lot Value	45,728		
Indicated Value	388,727	123.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	388,727	123.76	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	30369	7x3		21	36.62		769
PRCH	SLAB PORCH - COVERED	30370	264		264	35.36		9,335



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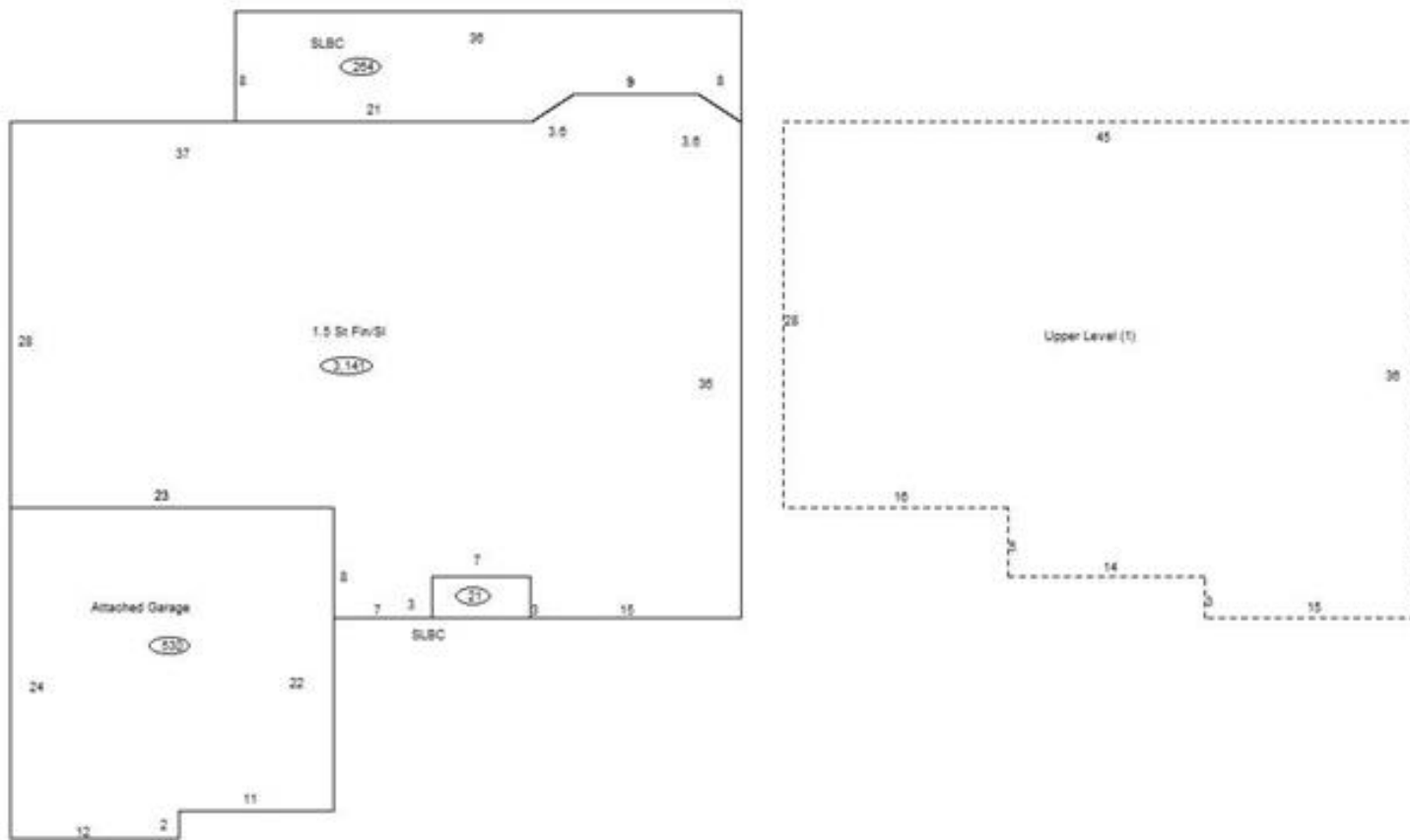
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Sketch Image

660012610



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	1,691	1.857	3,141
2	G	1		10	Attached Garage	530	1.000	530
3	M	PRCH		10	SLBC	21	1.000	21
4	M	PRCH		10	SLBC	264	1.000	264
5	U	^UL		10	Upper Level (1)	1,450	1.000	1,450
Total Building Area						1,691		3,141