



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:36:55
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Assessment Data					Primary Image				
Account	660012614								
Parcel ID	000000-00-0-10140-005-0030								
Cadastral ID	12-21-15-02680								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	17 - CLAREMORE OT								
Name ID	95884								
WALLIS, ROSE ELLEN TRUSTEE									
3309 HERITAGE DR CLAREMORE OK 74019-4989									
Parcel Location									
Situs	03309 HERITAGE DR								
Subdivision	HERITAGE HILLS SUB								
Lot/Block	0030 / 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: 36.31726844 -95.65707038									
Building Permits									
LOT 30 BLOCK 5 HERITAGE HILLS SUB									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2672/756	WALLIS, CHARLES RAYMOND &	11/06/2017	0	4
HV	Veteran	No	999,999		2596/340	MAIN, LEE E & DARLENE S	11/29/2016	236,000	YES
					1108/481	HERITAGE HILLS DEV CORP	04/20/1998	31,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2017	Land Value	45,841	33,192	11%	3,651	Assessed	25,866	2,390.79
Year Frozen	2017	Improvements	278,914	201,953		22,215	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	324,755	235,145		25,866	Total Taxable	24,866	2,298.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660012614	WALLIS, ROSE ELLEN	17	317,871	1000	24,866	2,298.00		
2024	2024-660012614	WALLIS, ROSE ELLEN	17	325,911	1000	24,866	2,298.00		
2023	2023-660012614	WALLIS, ROSE ELLEN	17	271,723	1000	24,866	2,278.00		
2022	2022-660012614	WALLIS, ROSE ELLEN	17	272,530	1000	24,866	2,302.00		
2021	2021-660012614	WALLIS, ROSE ELLEN	17	248,703	1000	24,866	2,196.00		
2020	2020-660012614	WALLIS, ROSE ELLEN	17	247,104	1000	24,866	2,277.00		
2019	2019-660012614	WALLIS, ROSE ELLEN	17	235,145	1000	24,866	2,303.00		
2018	2018-660012614	WALLIS, ROSE ELLEN	17	241,114	1000	25,311	2,339.00		
2017	2017-660012614	WALLIS, CHARLES RAYMOND &	17	239,189	1000	25,311	2,325.00		
2016	2016-660012614	MAIN, LEE E & DARLENE S	17	233,264	23145		.00		
2015	2015-660012614	MAIN, LEE E & DARLENE S	17	226,196	22471		.00		
2014	2014-660012614	MAIN, LEE E & DARLENE S	17	229,991	1000	20,816	1,930.00		
2013	2013-660012614	MAIN, LEE E & DARLENE S	17	216,878	1000	20,181	1,847.00		



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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		<p>07/15/2022 11:02</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0087. 7/15/2022</p>
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2408	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	10,490.00 x 4.37 = 45,841	
Factor Value		
Adjustments	1.0000	
Lot Value	45,841	

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	2,440 / 2,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,440
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	786 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

Cost Approach				Manual : 01/2025			
Base Cost	109.05	Total Misc Impr	+ 14,508				
Roofing Adj	+ 5.18	Garage Cost	+ 29,247				
Subfloor Adj	+ -3.39	Total RCN	= 371,886				
Heat/Cool Adj	+ 14.47	Depreciation (25%)	- 92,972				
Plumbing Adj	+ 9.17	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 278,914				
Adj Base Cost	= 134.48	Lot Value	+ 45,841				
Total Area	x 2,440	Indicated Value	= 324,755				
Adjusted Cost	= 328,131	Value Per SqFt	133.10				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	325,732	133.50	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	314,390		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	278,914		
Lot Value	45,841		
Indicated Value	324,755	133.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	324,755	133.10	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	30390	6x6		36	29.42		1,059
PRCH	SLAB PORCH - COVERED	30391	245		245	28.65		7,019



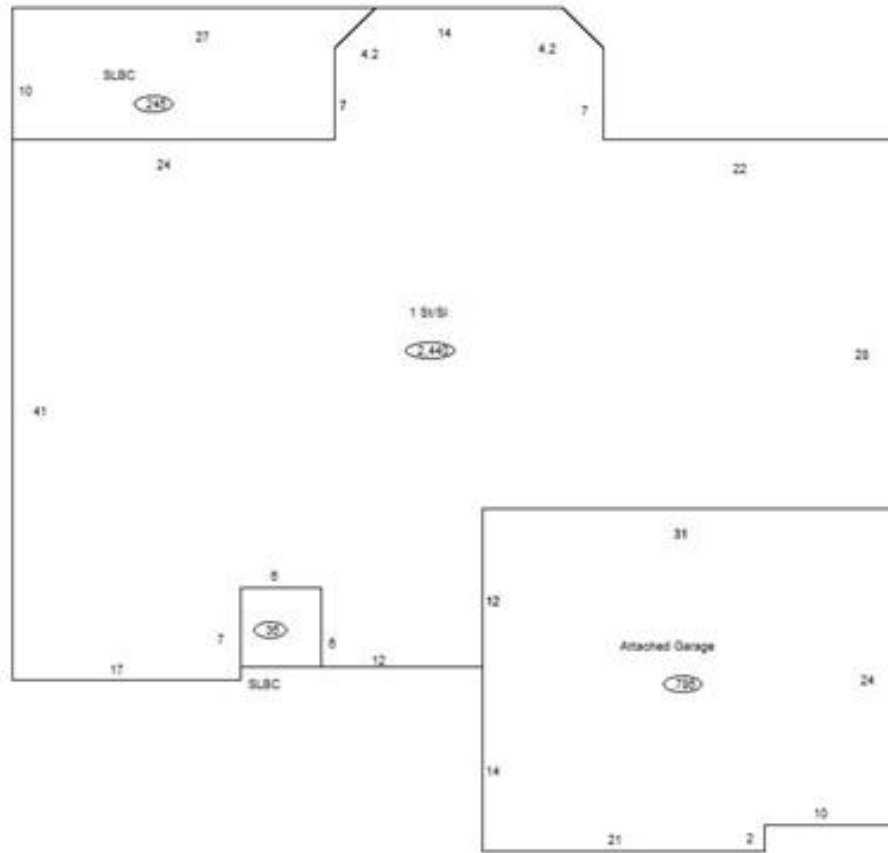
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,440	1.000	2,440
2	G	1		10	Attached Garage	786	1.000	786
3	M	PRCH		10	SLBC	36	1.000	36
4	M	PRCH		10	SLBC	245	1.000	245
Total Building Area						2,440		2,440