



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:16:46
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Assessment Data					Primary Image																																																																																																																				
Account 660012616 Parcel ID 000000-00-0-10140-005-0032 Cadastral ID 12-21-15-02700 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 329251 O'MEALEY, LARRY D & LELA GEORGIANN REVOCABLE TRUST 3313 HERITAGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 03313 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0032 / 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: 36.31758612 -95.65745774																																																																																																																									
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2454	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,689.00 x 4.37 = 46,711	
Factor Value		
Adjustments	1.0000	
Lot Value	46,711	

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	2,599 / 2,599
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,599
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	724 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	335,075	128.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	309,040		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.13	Total Misc Impr	+	7,986			
Roofing Adj	+ 5.13	Garage Cost	+	26,940			
Subfloor Adj	+ -3.35	Total RCN	=	380,567			
Heat/Cool Adj	+ 14.47	Depreciation (23%)	-	87,530			
Plumbing Adj	+ 8.61	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	293,037			
Adj Base Cost	= 132.99	Lot Value	+	46,711			
Total Area	x 2,599	Indicated Value	=	339,748			
Adjusted Cost	= 345,641	Value Per SqFt		130.72			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	293,037		
Lot Value	46,711		
Indicated Value	339,748	130.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	339,748	130.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	30399	6x5		30	29.44		883
PRCH	SLAB PORCH - COVERED	30400	248		248	28.64		7,103



Rogers

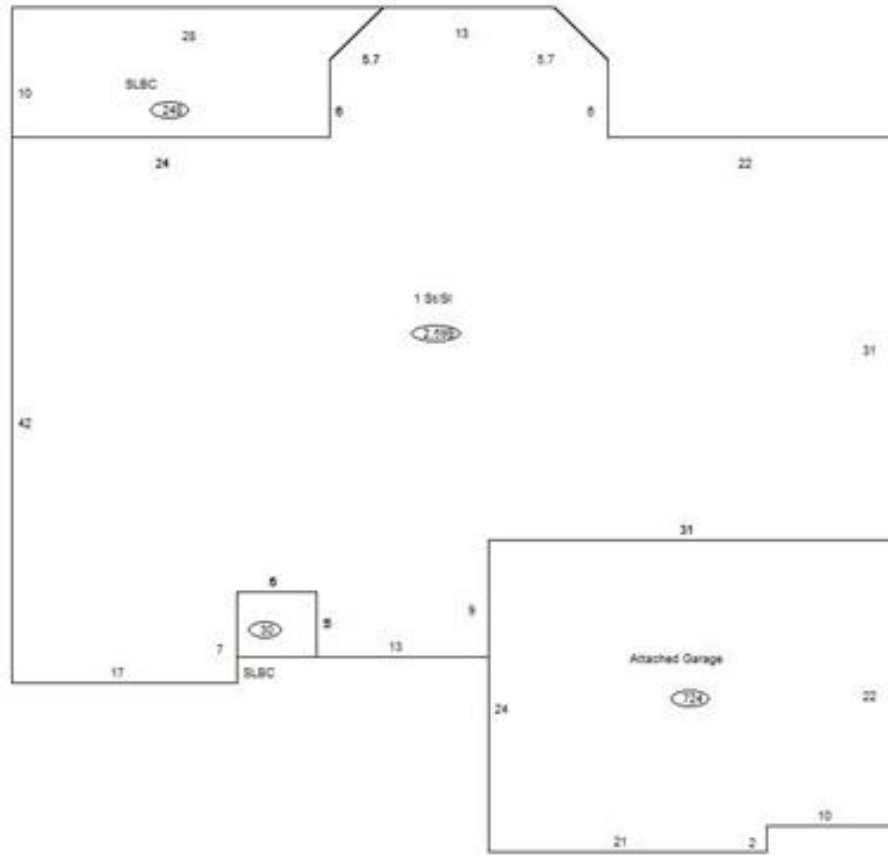
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Sketch Image

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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	2,599	1.000	2,599
2	G	1		10	Attached Garage	724	1.000	724
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PRCH		10	SLBC	248	1.000	248
Total Building Area						2,599		2,599