



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:36:59
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012620 Parcel ID 000000-00-0-10140-005-0036 Cadastral ID 12-21-15-02740 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 328770 ROSS, H DAVID REVOCABLE TRUST 3407 HERITAGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 03407 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0036 / 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: 36.31859341 -95.65828430																																																																																																																									
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2594	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,297.00 x 4.37 = 49,368	
Factor Value		
Adjustments	1.0000	
Lot Value	49,368	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,384 / 2,580
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,384
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	565 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20



\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0092. 7/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	320,484	124.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	306,250		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.47	Total Misc Impr	+	14,211			
Roofing Adj	+ 4.80	Garage Cost	+	21,888			
Subfloor Adj	+ -3.14	Total RCN	=	361,876			
Heat/Cool Adj	+ 14.47	Depreciation (23%)	-	83,231			
Plumbing Adj	+ 8.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	278,645			
Adj Base Cost	= 126.27	Lot Value	+	49,368			
Total Area	x 2,580	Indicated Value	=	328,013			
Adjusted Cost	= 325,777	Value Per SqFt		127.14			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	278,645		
Lot Value	49,368		
Indicated Value	328,013	127.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	328,013	127.14	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	30415		42	42	29.40		1,235
PRCH	SLAB PORCH - COVERED	30416	19x12		228	28.71		6,546



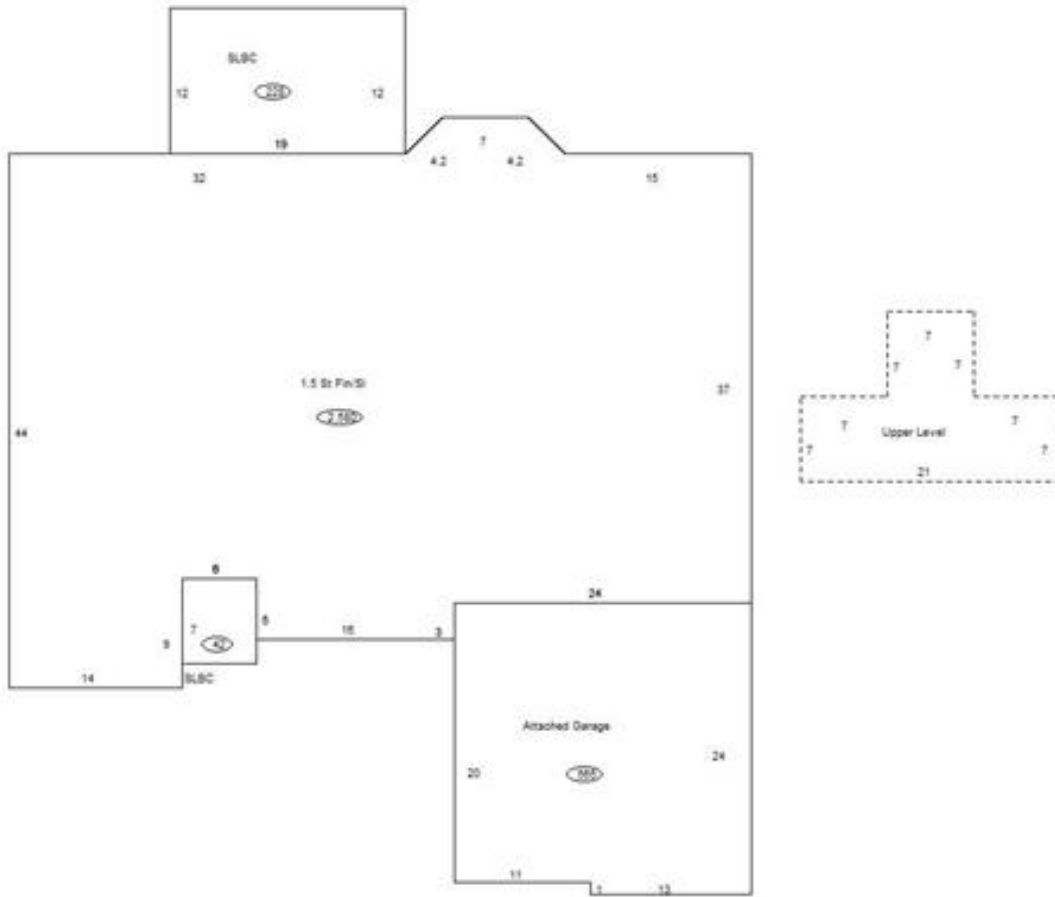
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Sketch Image

660012620



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	2,384	1.082	2,580
2	G	1		10	Attached Garage	565	1.000	565
3	M	PRCH		10	SLBC	42	1.000	42
4	M	PRCH		10	SLBC	228	1.000	228
5	U	^UL	Overhang	10	Upper Level	196	1.000	196
Total Building Area						2,384		2,580