



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660012621 <b>Parcel ID</b> 000000-00-0-10140-005-0037 <b>Cadastral ID</b> 12-21-15-02750 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 348682 DAUGHERTY, JOHN JR & SUSAN HYLTON  3409 HERITAGE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 03409 HERITAGE DR <b>Subdivision</b> HERITAGE HILLS SUB <b>Lot/Block</b> 0037 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 12 / 21 / 15 / 5 <b>Neighborhood</b> 1167 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0093. 7/15/2022</p>														
<b>Legal Description</b> Lat/Long: 36.31883971 -95.65828740																			
LOT 37 BLOCK 5 HERITAGE HILLS SUB					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	WATSON, EVA SUE TRUST	11/04/2025	305,000	YES										
					2174/384	FLANARY, RYAN D &	05/27/2011	182,500	YES										
					1837/400	FLANARY, RICHARD D &	01/08/2007	170,000	4										
					1260/880	AMBER LANE HOMES INC	12/08/2000	145,000	Yes										
					1237/43	HERITAGE HILLS DEV CORP	06/14/2000	33,500	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2026		Land Value	84,620	84,620	11%	9,308	<b>Assessed</b>	33,550										
Year Frozen	0		Improvements	220,382	220,382		24,242	<b>Penalty</b>	0										
Uncapped Value	0		Mobile Home	0	0		0	<b>Exemption</b>	1,000										
TIF Project ID	0		<b>Total Value</b>	305,002	305,002		33,550	<b>Total Taxable</b>	32,550										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660012621	WATSON, EVA SUE TRUST			17	255,008	1000	24,660	2,279.00										
2024	2024-660012621	WATSON, EVA SUE TRUST			17	259,482	1000	23,913	2,210.00										
2023	2023-660012621	WATSON, EVA SUE TRUST			17	232,514	1000	23,187	2,124.00										
2022	2022-660012621	WATSON, EVA SUE TRUST			17	227,506	1000	22,483	2,081.00										
2021	2021-660012621	WATSON, EVA SUE TRUST			17	207,262	1000	21,799	1,925.00										
2020	2020-660012621	WATSON, EVA SUE TRUST			17	205,957	1000	21,247	1,946.00										
2019	2019-660012621	WATSON, EVA SUE TRUST			17	196,354	1000	20,599	1,908.00										
2018	2018-660012621	WATSON, EVA SUE TRUST			17	204,816	1000	21,530	1,989.00										
2017	2017-660012621	WATSON, EVA SUE TRUST			17	203,238	1000	21,356	1,961.00										
2016	2016-660012621	WATSON, EVA SUE TRUST			17	198,398	1000	20,824	1,955.00										
2015	2015-660012621	WATSON, EVA SUE TRUST			17	192,689	1000	20,196	1,821.00										
2014	2014-660012621	WATSON, EVA SUE TRUST			17	194,118	1000	19,779	1,834.00										
2013	2013-660012621	WATSON, EVA SUE TRUST			17	183,400	1000	19,174	1,755.00										



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Lot Data		Square-Foot - NBHD 1167 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2418		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	10,533.00 x 4.37 = 46,029		
Factor Value			
Adjustments	1.8384		
Lot Value	84,620		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,787 / 1,787
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,787
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	990 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	268,435	150.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	279,910 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.06	Total Misc Impr	+ 6,742
Roofing Adj	+ 4.81	Garage Cost	+ 29,492
Subfloor Adj	+ -2.31	Total RCN	= 275,478
Heat/Cool Adj	+ 12.64	Depreciation ( 20%)	- 55,096
Plumbing Adj	+ 8.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 220,382
Adj Base Cost	= 133.88	Lot Value	+ 84,620
Total Area	x 1,787	Indicated Value	= 305,002
Adjusted Cost	= 239,244	Value Per SqFt	170.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	220,382		
Lot Value	84,620		
Indicated Value	305,002	170.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	305,002	170.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	30420	10x4		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	30421	18x12		216	26.25		5,670



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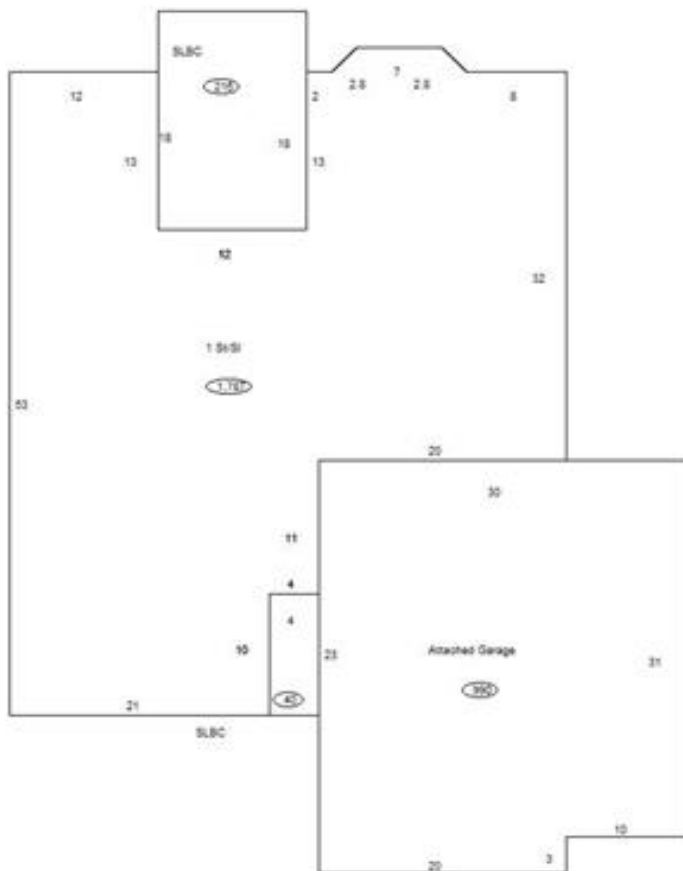
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Sketch Image

660012621



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,787	1.000	1,787
2	G	1		10	Attached Garage	990	1.000	990
3	M	PRCH		10	SLBC	40	1.000	40
4	M	PRCH		10	SLBC	216	1.000	216
<b>Total Building Area</b>						<b>1,787</b>		<b>1,787</b>