



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:37:59
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012625 Parcel ID 000000-00-0-10140-005-0041 Cadastral ID 12-21-15-02790 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 349194 HARRIS, BARBARA A & DANNY R 3417 HERITAGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 03417 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0041 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1167 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0097. 7/15/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.31976144 -95.65832783 LOT 41 BLOCK 5 HERITAGE HILLS SUB																																																																																																																									
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2803	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	12,210.00 x 4.33 = 52,860	
Factor Value		
Adjustments	1.0000	
Lot Value	52,860	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,921 / 1,921
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,921
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0097. 7/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	230,842	120.17	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	269,110 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.42	Total Misc Impr	+ 13,353	Roofing Adj	+ 4.74	Garage Cost	+ 17,211
Subfloor Adj	+ -2.23	Total RCN	= 287,479	Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 89,118
Plumbing Adj	+ 10.17	Lump Sums	+ 7,572	Basement Adj	+ 0.00	RCNLD	= 205,933
Adj Base Cost	= 133.74	Lot Value	+ 52,860	Total Area	x 1,921	Indicated Value	= 258,793
		Value Per SqFt	134.72	Adjusted Cost	= 256,915		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	205,933		
Lot Value	52,860		
Indicated Value	258,793	134.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	258,793	134.72	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	30433	6x4		24	26.85		644
WODO	WOOD DECK - OPEN	30434	408		408	16.97	6%	6,508
WODO	WOOD DECK - OPEN	30435	15x5		75	28.36	50%	1,064
PRCH	SLAB PORCH - COVERED	30436	17x16		272	26.08		7,094



Rogers

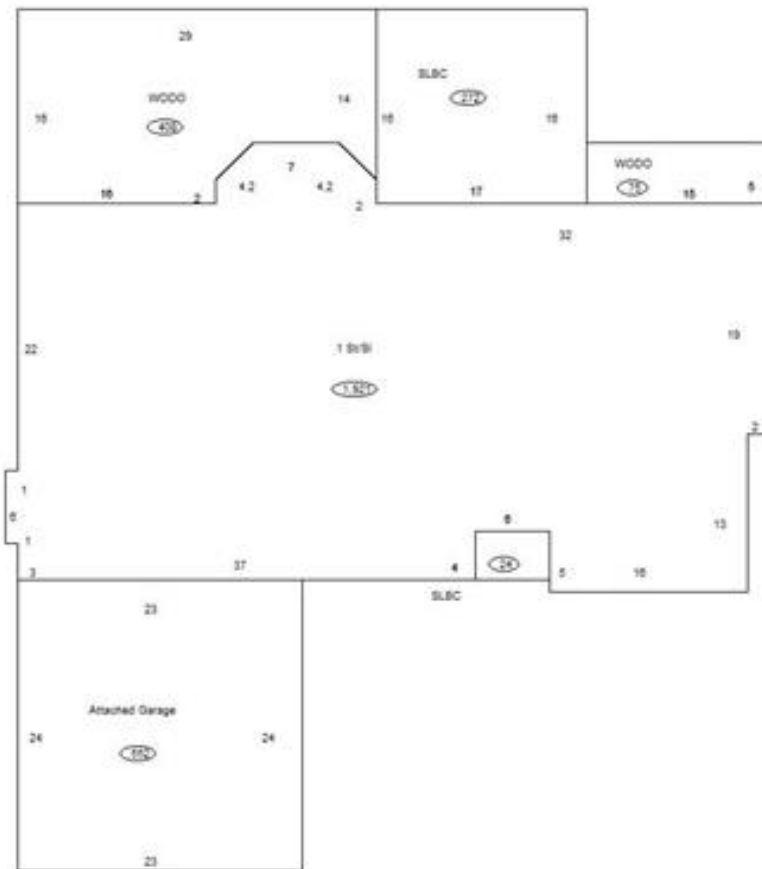
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Sketch Image

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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	1,921	1.000	1,921
2	G	1		10	Attached Garage	552	1.000	552
3	M	PRCH		10	SLBC	24	1.000	24
4	M	WODO		10	WODO	408	1.000	408
5	M	WODO		10	WODO	75	1.000	75
6	M	PRCH		10	SLBC	272	1.000	272
Total Building Area						1,921		1,921



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						