



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:37:53
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Assessment Data					Primary Image																																																																																																															
Account 660012626 Parcel ID 000000-00-0-10140-005-0042 Cadastral ID 12-21-15-02800 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 271887 BUCKMASTER, MARK J & SUSAN M 3419 HERITAGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 03419 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0042 / 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: 36.32001038 -95.65831203 LOT 42 BLOCK 5 HERITAGE HILLS SUB																																																																																																																				
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Lot Data		Square-Foot - NBHD 1167 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.4081		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	17,778.00 x 3.60 =	63,996	
Factor Value			
Adjustments	1.0000		
Lot Value		63,996	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,046 / 2,101
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,046
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	302,381 143.92 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	303,190 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	221,779
Lot Value	63,996
Indicated Value	285,775 136.02 Per SqFt
Agland Value	
Site Improvements	12,900
Total Value	298,675 142.16 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.94	Total Misc Impr	+ 22,548
Roofing Adj	+ 3.51	Garage Cost	+ 23,619
Subfloor Adj	+ -2.73	Total RCN	= 321,419
Heat/Cool Adj	+ 16.31	Depreciation (31%)	- 99,640
Plumbing Adj	+ 11.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 221,779
Adj Base Cost	= 131.01	Lot Value	+ 63,996
Total Area	x 2,101	Indicated Value	= 285,775
Adjusted Cost	= 275,252	Value Per SqFt	136.02

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	133453		150	150	32.57		4,886
PRCH	SLAB PORCH - COVERED	133454		327	327	31.86		10,418



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year 2007	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1) 30,000			30,000	17,100	12,900
	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)					