



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:12:09
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012628 Parcel ID 000000-00-0-10140-005-0044 Cadastral ID 12-21-15-02820 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 256859 PING, MARY S TRUSTEE 3423 HERITAGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 03423 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0044 / 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_0100. 7/15/2022</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.4107	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,891.00 x 3.59 = 64,222	
Factor Value		
Adjustments	1.0000	
Lot Value	64,222	

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	2,215 / 2,215
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,215
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	766 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

Cost Approach		Manual : 01/2025	
Base Cost	110.33	Total Misc Impr	+ 16,812
Roofing Adj	+ 5.24	Garage Cost	+ 28,503
Subfloor Adj	+ -3.40	Total RCN	= 348,172
Heat/Cool Adj	+ 14.47	Depreciation (31%)	- 107,933
Plumbing Adj	+ 10.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 240,239
Adj Base Cost	= 136.73	Lot Value	+ 64,222
Total Area	x 2,215	Indicated Value	= 304,461
Adjusted Cost	= 302,857	Value Per SqFt	137.45

\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0100. 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	298,786	134.89	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	286,010 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	240,239		
Lot Value	64,222		
Indicated Value	304,461	137.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	304,461	137.45	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	30449		97	97	29.22		2,834
PRCH	SLAB PORCH - COVERED	30450	22x12		264	28.59		7,548



Rogers

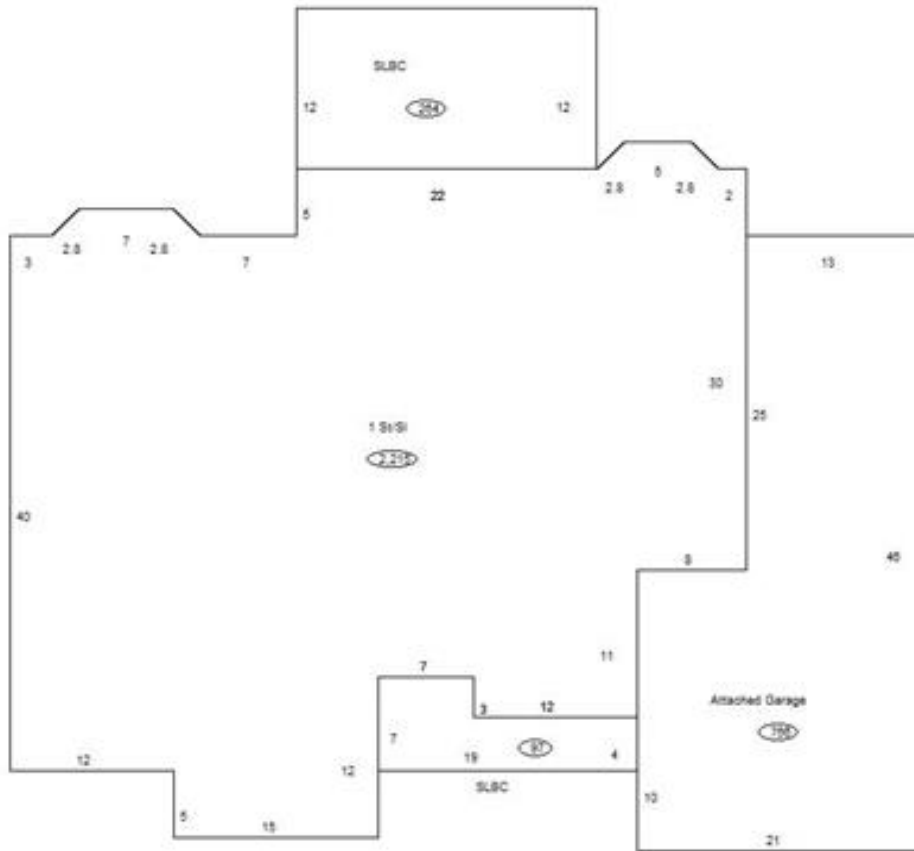
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Sketch Image

660012628



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,215	1.000	2,215
2	G	1		10	Attached Garage	766	1.000	766
3	M	PRCH		10	SLBC	97	1.000	97
4	M	PRCH		10	SLBC	264	1.000	264
Total Building Area						2,215		2,215