



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
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Assessment Data					Primary Image														
Account	660016734																		
Parcel ID	000000-00-0-10190-001-0047																		
Cadastral ID	18-21-16-02210																		
Property Type	REAL - Real Property																		
Property Class	URP	VI Area	1																
Tax Area	17 - CLAREMORE OT																		
Name ID	74004																		
HESTON, RICHARD DALE REV TRUST																			
RICHARD D HESTON, TRUSTEE																			
754 VALENTINE LN CLAREMORE OK 74017-0000																			
Parcel Location																			
Situs	00754 VALENTINE LN																		
Subdivision	HOLIDAY HILLS																		
Lot/Block	0047 / 0001	Parcel Size	1 - Lots																
Sec/Twn/Rng	18 / 21 / 16 / 5																		
Neighborhood	1170 - R-V01-SW CLAREMORE																		
School District	S001 - CLAREMORE SCHOOLS																		
Legal Description					Building Permits														
Lat/Long: 36.30174518 -95.63895499					\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-11\IMG_003; 9/11/2023														
W 315' OF TR 47 BLOCK 1 HOLIDAY HILLS					<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax											
Remove Cap	0	Land Value	75,387	38,602	11%	4,246	Assessed	20,524	1,897.03										
Year Frozen	0	Improvements	178,937	147,982		16,278	Penalty	0											
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	254,324	186,584	20,524	Total Taxable	19,524	1,805.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660016734	HESTON, RICHARD DALE REV TRUST	17	248,571	1000	18,927	1,749.00												
2024	2024-660016734	HESTON, RICHARD DALE REV TRUST	17	222,647	1000	18,346	1,696.00												
2023	2023-660016734	HESTON, RICHARD DALE REV TRUST	17	183,374	1000	17,782	1,629.00												
2022	2022-660016734	HESTON, RICHARD DALE REV TRUST	17	165,779	1000	17,236	1,596.00												
2021	2021-660016734	HESTON, RICHARD DALE REV TRUST	17	174,294	1000	17,870	1,578.00												
2020	2020-660016734	HESTON, RICHARD DALE REV TRUST	17	166,547	1000	17,320	1,586.00												
2019	2019-660016734	HESTON, RICHARD DALE REV TRUST	17	162,293	1000	16,852	1,561.00												
2018	2018-660016734	HESTON, RICHARD DALE REV TRUST	17	169,446	1000	17,639	1,630.00												
2017	2017-660016734	HESTON, RICHARD DALE REV TRUST	17	168,008	1000	17,481	1,605.00												
2016	2016-660016734	HESTON, RICHARD DALE REV TRUST	17	163,802	1000	17,018	1,597.00												
2015	2015-660016734	HESTON, RICHARD DALE REV TRUST	17	166,760	1000	17,197	1,551.00												
2014	2014-660016734	HESTON, RICHARD DALE REV TRUST	17	168,204	1000	16,668	1,546.00												
2013	2013-660016734	HESTON, RICHARD DALE REV TRUST	17	159,490	1000	16,153	1,478.00												



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.233	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,710.00 x 1.40 = 75,387	
Factor Value		
Adjustments	1.0000	
Lot Value	75,387	

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	2,387 / 2,387
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,387
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	239,919	100.51	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	233,040 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	103.98	Total Misc Impr	+	10,615	
Roofing Adj	+ 4.54	Garage Cost	+	15,422	
Subfloor Adj	+ -2.19	Total RCN	=	329,544	
Heat/Cool Adj	+ 12.64	Depreciation ( 46%)	-	151,590	
Plumbing Adj	+ 8.18	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	177,954	
Adj Base Cost	= 127.15	Lot Value	+	75,387	
Total Area	x 2,387	Indicated Value	=	253,341	
Adjusted Cost	= 303,507	Value Per SqFt		106.13	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,954		
Lot Value	75,387		
Indicated Value	253,341	106.13	Per SqFt
Agland Value			
Site Improvements	983		
Total Value	254,324	106.55	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	40166	12x5		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	40167	16x8		128	26.53		3,396



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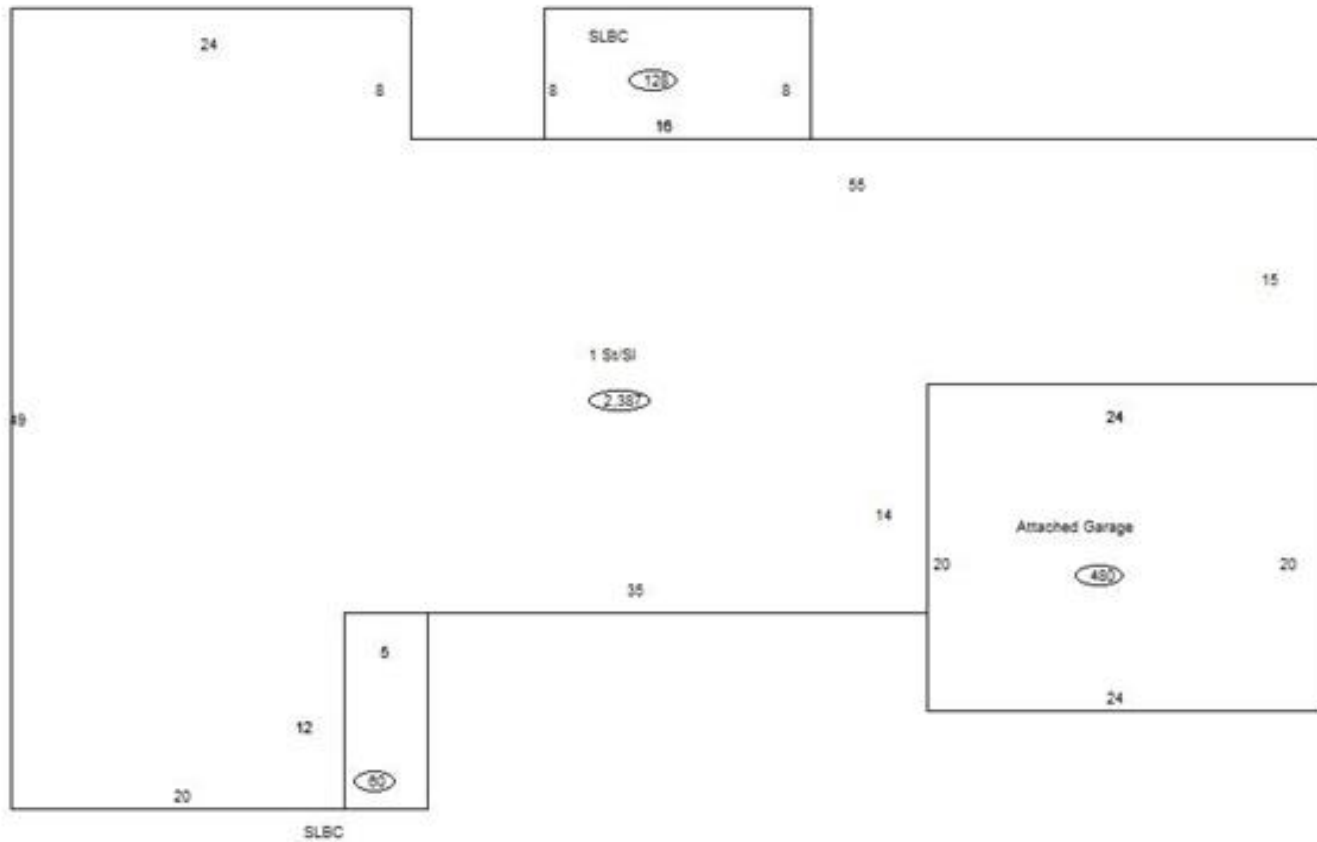
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### Sketch Image

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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	2,387	1.000	2,387
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	60	1.000	60
4	M	PRCH		10	SLBC	128	1.000	128
<b>Total Building Area</b>						<b>2,387</b>		<b>2,387</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond 3	0x0x0 Year		Eff Age	300
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 300)		1,404		1,404 421		983
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x )						