



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660029406 Parcel ID 000000-00-0-00027-001-0002 Cadastral ID 34-21-15-03980 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 318922 ANKLAM, ANDREW JAY & JENNY MICHELE 7045 E HEATHER DR CLAREMORE OK 74019-0000 Parcel Location Situs 07045 E HEATHER DR Subdivision BATTENFIELD ACRES 4 Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.26006955 -95.70340241																																																																																																																									
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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.029		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	44,824.00 x 1.68 = 75,126		
Factor Value			
Adjustments	1.0000		
Lot Value	75,126		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,061 / 2,061
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,061
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	171,309 83.12 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	240,940 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	151,554
Lot Value	75,126
Indicated Value	226,680 109.99 Per SqFt
Agland Value	
Site Improvements	20,023
Total Value	246,703 119.70 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.71	Total Misc Impr	+ 9,848
Roofing Adj	+ 4.23	Garage Cost	+ 0
Subfloor Adj	+ -1.09	Total RCN	= 275,552
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 123,998
Plumbing Adj	+ 8.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 151,554
Adj Base Cost	= 128.92	Lot Value	+ 75,126
Total Area	x 2,061	Indicated Value	= 226,680
Adjusted Cost	= 265,704	Value Per SqFt	109.99

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
SUN	Sunroom	70402	16x12		192	20.00		3,840
PATO	SLAB PORCH - OPEN	70403	12x7		84	10.86		912



Rogers

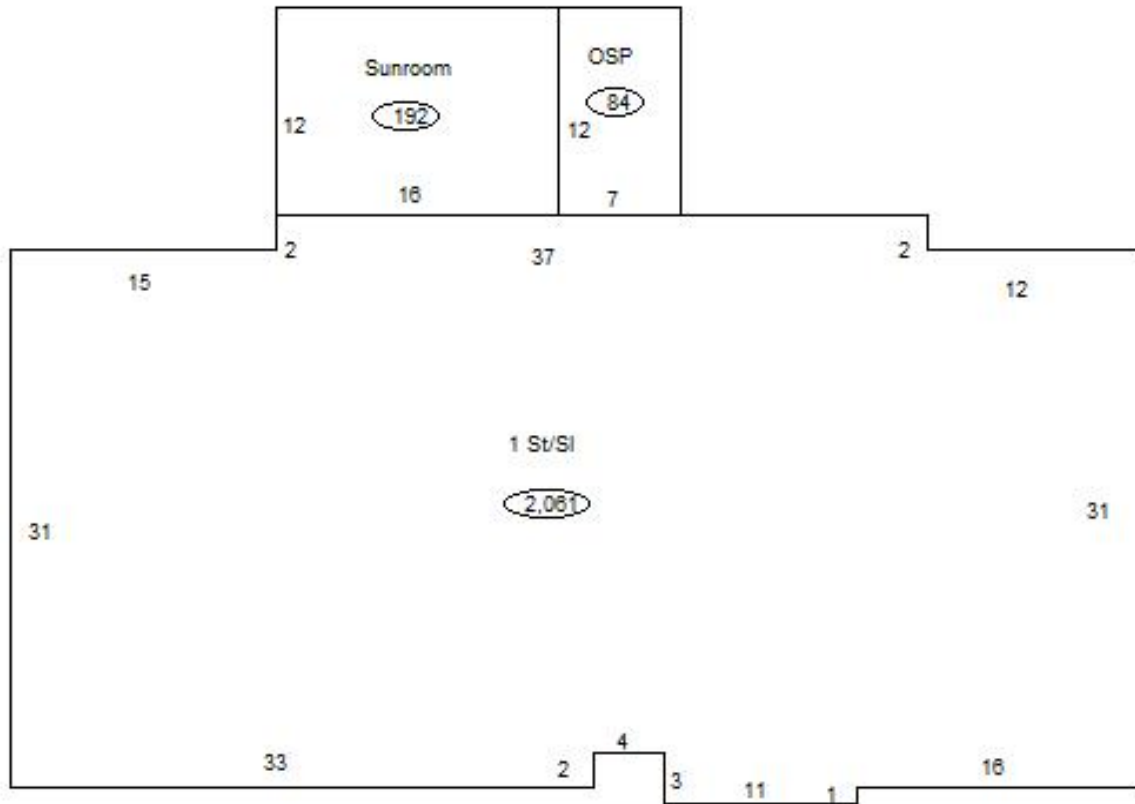
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Sketch Image

660029406



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,061	1.000	2,061
2	M	SUN		13	Sunroom	192	1.000	192
3	M	PATO		13	Open Slab	84	1.000	84
Total Building Area						2,061		2,061



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,400
	Qual 3	Cond 3	Year 1994	Eff Age 24		
	Valuation Summary Base Cost (30.43 x 1,400) 42,602		Modifier Total	RCN 42,602	Depr (53% Phys/ % Func) 22,579	RCNLD 20,023
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD