



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:27:02
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Assessment Data					Primary Image																																																																																																																				
Account 660029411 Parcel ID 000000-00-0-00027-001-0007 Cadastral ID 34-21-15-04030 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 331863 HILL FAMILY REVOCABLE TRUST 7252 HEATHER DR CLAREMORE OK 74019-0000 Parcel Location Situs 07233 HEATHER DR Subdivision BATTENFIELD ACRES 4 Lot/Block 0007 / 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: 36.26005880 -95.69972866 LOT 7 BLOCK 1 BATTENFIELD ACRES 4																																																																																																																									
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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.033		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	44,997.00 x 1.67 = 75,273		
Factor Value			
Adjustments	1.0000		
Lot Value	75,273		



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Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,683 / 1,683
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,683
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	178,064	105.80	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	238,150		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.11	Total Misc Impr	+ 12,066
Roofing Adj	+ 4.32	Garage Cost	+ 14,784
Subfloor Adj	+ -1.15	Total RCN	= 244,142
Heat/Cool Adj	+ 11.47	Depreciation (50%)	- 122,071
Plumbing Adj	+ 8.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 122,071
Adj Base Cost	= 129.11	Lot Value	+ 75,273
Total Area	x 1,683	Indicated Value	= 197,344
Adjusted Cost	= 217,292	Value Per SqFt	117.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,071		
Lot Value	75,273		
Indicated Value	197,344	117.26	Per SqFt
Agland Value			
Site Improvements	814		
Total Value	198,158	117.74	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	70421	23x4		92	23.98		2,206
PATO	SLAB PORCH - OPEN	70422	586		586	8.13		4,764



Rogers

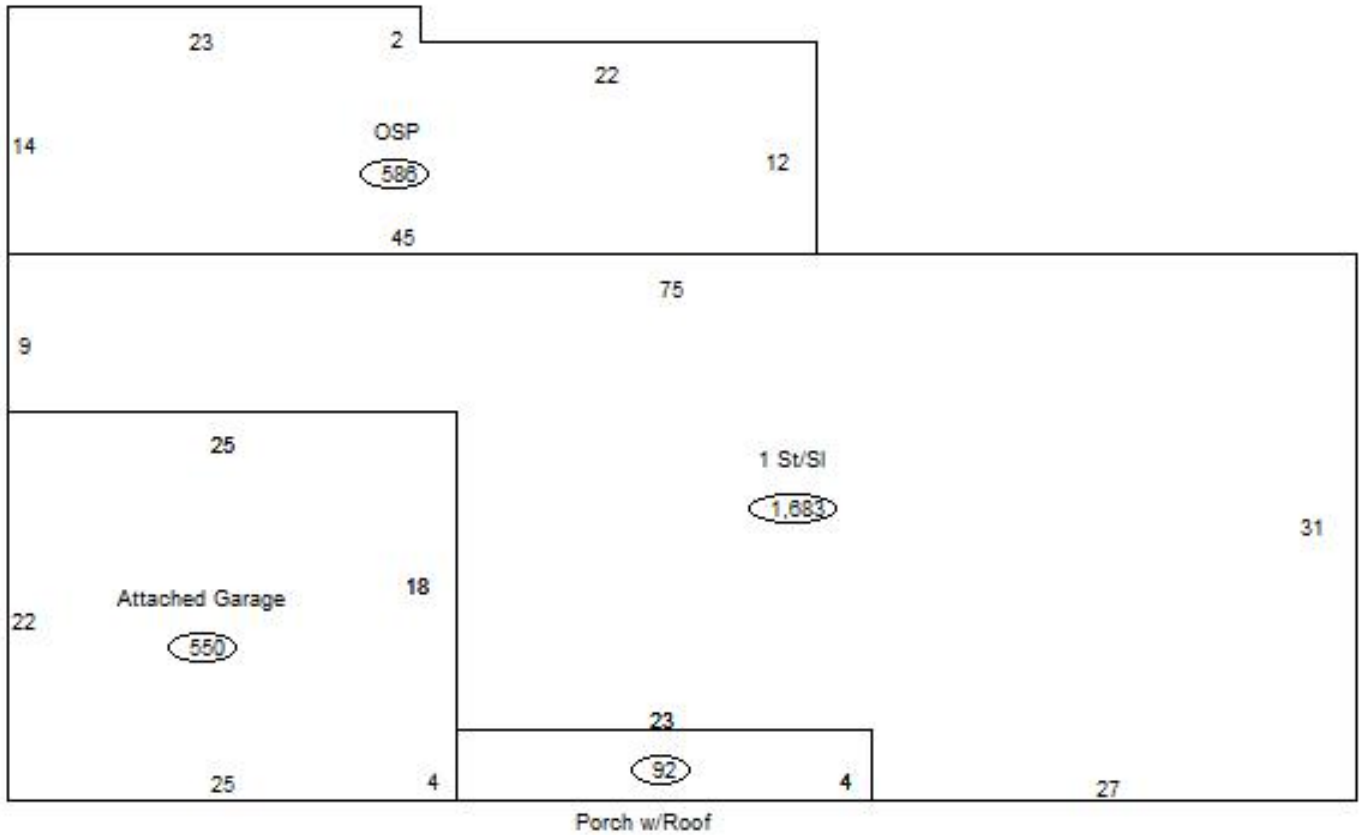
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Sketch Image

660029411



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,683	1.000	1,683
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	92	1.000	92
4	M	PATO		13	Open Slab	586	1.000	586
Total Building Area						1,683		1,683



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			340
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 340)	1,591		1,591	1,114	477
	STF	STG FAIR	0x0x0			480
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 480)	2,246		2,246	1,909	337