



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:28:42
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Assessment Data					Primary Image																																																																																																																				
Account 660029413 Parcel ID 000000-00-0-00027-001-0009 Cadastral ID 34-21-15-04050 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 256190 FROM, TROY C & DAWN A 7355 E HEATHER DR CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 07355 HEATHER DR Subdivision BATTENFIELD ACRES 4 Lot/Block 0009 / 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: 36.26005481 -95.69807505 LOT 9 BLOCK 1 BATTENFIELD ACRES 4					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0116 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,067.00 x 1.69 = 74,483 Factor Value Adjustments 1.0000 Lot Value 74,483		

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	1,646 / 1,646
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,646
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



\\tsclient\C\Users\Randy Necessary\Pictures\101_0708\IMG_0072. 7/11/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	193,662	117.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	261,070		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.04	Total Misc Impr	+	12,500			
Roofing Adj	+ 4.34	Garage Cost	+	13,720			
Subfloor Adj	+ -1.15	Total RCN	=	242,258			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	106,594			
Plumbing Adj	+ 8.55	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	135,664			
Adj Base Cost	= 131.25	Lot Value	+	74,483			
Total Area	x 1,646	Indicated Value	=	210,147			
Adjusted Cost	= 216,038	Value Per SqFt		127.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,664		
Lot Value	74,483		
Indicated Value	210,147	127.67	Per SqFt
Agland Value			
Site Improvements	22,216		
Total Value	232,363	141.17	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	70429	28x6		168	23.69		3,980
PRCH	SLAB PORCH - COVERED	70430	12x12		144	23.78		3,424



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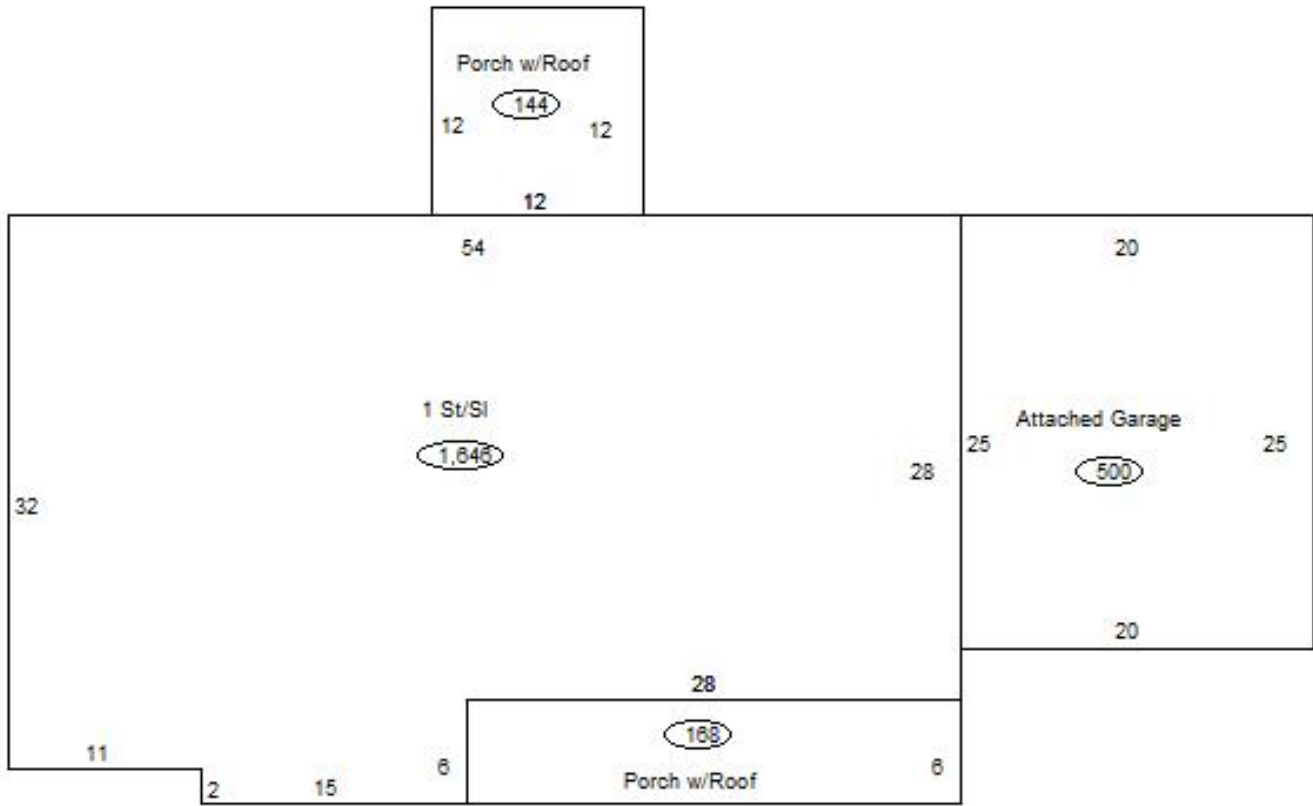
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Sketch Image

660029413



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,646	1.000	1,646
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	144	1.000	144
Total Building Area						1,646		1,646



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,260	
	Qual	2	Cond 3	Year	1994	Eff Age 24	
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)		RCNLD
	Base Cost (29.94 x 1,260)		37,724		37,724	19,994	17,730
	LT	LEAN-TO	0x0x0			480	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
	Base Cost (2.92 x 480)		1,402		1,402	421	981
	CPS	CARPOT SLAB	14x38x0			532	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
	Base Cost (7.32 x 532)		3,894		3,894	389	3,505
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 2	Year		Eff Age 2026	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (4.68 x)						