



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:28:46
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Assessment Data					Primary Image																																																																																																																				
Account 660029415 Parcel ID 000000-00-0-00027-001-0011 Cadastral ID 34-21-15-04070 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 315943 RATLIFF, RODRICK R & LINSEY M 7433 E HEATHER DR CLAREMORE OK 74019-0000 Parcel Location Situs 07433 E HEATHER DR Subdivision BATTENFIELD ACRES 4 Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.4472		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	63,042.00 x 1.44 = 90,612		
Factor Value			
Adjustments	1.0000		
Lot Value	90,612		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,936 / 1,936
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,936
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	682 Attached Garage - Unfinished
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	228,320 117.93 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	292,920 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	166,082
Lot Value	90,612
Indicated Value	256,694 132.59 Per SqFt
Agland Value	
Site Improvements	
Total Value	256,694 132.59 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.19	Total Misc Impr	+ 20,490
Roofing Adj	+ 4.73	Garage Cost	+ 20,480
Subfloor Adj	+ -2.23	Total RCN	= 291,372
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 125,290
Plumbing Adj	+ 8.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 166,082
Adj Base Cost	= 129.34	Lot Value	+ 90,612
Total Area	x 1,936	Indicated Value	= 256,694
Adjusted Cost	= 250,402	Value Per SqFt	132.59

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	70437	9x7		63	26.73		1,684
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	70438	29x10		290	28.77		8,343
PATO	Slab Porch - Open	154248	17x9		153	10.99		1,681
PATO	Slab Porch - Open	154249	26x14		364	8.70		3,167



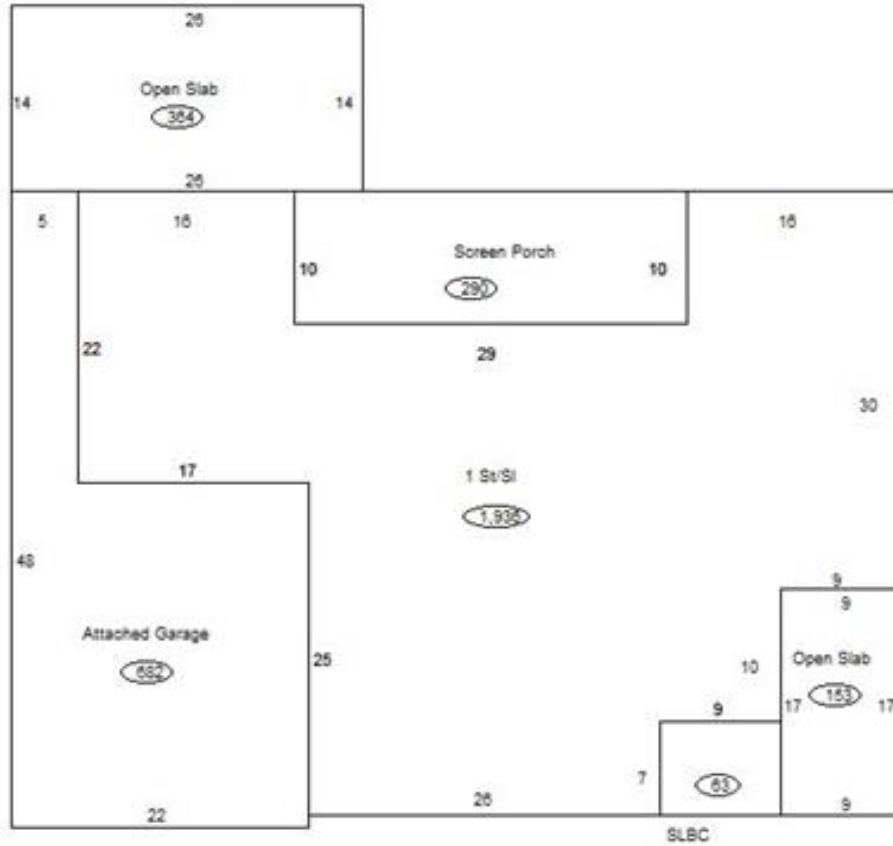
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Sketch Image

660029415



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,936	1.000	1,936
2	G	1		13	Attached Garage	682	1.000	682
3	M	PRCH		13	SLBC	63	1.000	63
4	M	EPKS		13	Screen Porch	290	1.000	290
5	M	PATO		13	Open Slab	153	1.000	153
6	M	PATO		13	Open Slab	364	1.000	364
Total Building Area						1,936		1,936