



# 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	660029416								
Parcel ID	000000-00-0-00027-001-0012								
Cadastral ID	34-21-15-04080								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	334540								
SANCHEZ, AMBER R & MATTHEW J									
7477 E HEATHER DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	07477 HEATHER DR								
Subdivision	BATTENFIELD ACRES 4								
Lot/Block	0012 / 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 Lat/Long: 36.26003361 -95.69581437									
Building Permits									
LOT 12 BLOCK 1 BATTENFIELD ACRES 4									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	CHOUINARD, GERALD J &	05/24/2021	280,000	YES
					1979/114	CHOUINARD, GERALD J &	08/25/2008	0	4
					919/287	PETTIT, RONALD E	06/17/1993	8,500	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2022	Land Value	108,531	101,132	11%	11,125	Assessed	35,655	3,712.82
Year Frozen	0	Improvements	223,003	223,003		24,530	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	331,534	324,135		35,655	Total Taxable	35,655	3,713.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660029416	SANCHEZ, AMBER R & MATTHEW J	4	329,654	0	33,956	3,535.00		
2024	2024-660029416	SANCHEZ, AMBER R & MATTHEW J	4	342,102	0	32,340	3,100.00		
2023	2023-660029416	SANCHEZ, AMBER R & MATTHEW J	4	280,000	0	30,800	2,907.00		
2022	2022-660029416	SANCHEZ, AMBER R & MATTHEW J	4	280,000	0	30,800	2,960.00		
2021	2021-660029416	SANCHEZ, AMBER R & MATTHEW J	4	244,097	1000	24,966	2,346.00		
2020	2020-660029416	CHOUINARD, GERALD J &	4	240,249	1000	24,210	2,281.00		
2019	2019-660029416	CHOUINARD, GERALD J &	4	230,793	1000	23,475	2,246.00		
2018	2018-660029416	CHOUINARD, GERALD J &	4	237,192	1000	22,763	2,180.00		
2017	2017-660029416	CHOUINARD, GERALD J &	4	235,304	1000	22,070	2,119.00		
2016	2016-660029416	CHOUINARD, GERALD J &	4	229,436	1000	21,398	2,061.00		
2015	2015-660029416	CHOUINARD, GERALD J &	4	223,717	1000	20,747	2,014.00		
2014	2014-660029416	CHOUINARD, GERALD J &	4	227,292	1000	20,113	1,849.00		
2013	2013-660029416	CHOUINARD, GERALD J &	4	214,765	1000	19,498	1,856.00		



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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.9312		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	84,123.00 x 1.29 = 108,531		
Factor Value			
Adjustments	1.0000		
Lot Value	108,531		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,657 / 2,539
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,657
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	573 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	278,632	109.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	315,700		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.60	Total Misc Impr	+ 18,709				
Roofing Adj	+ 3.19	Garage Cost	+ 17,711				
Subfloor Adj	+ -1.51	Total RCN	= 319,925				
Heat/Cool Adj	+ 12.64	Depreciation ( 31%)	- 99,177				
Plumbing Adj	+ 8.74	Lump Sums	+ 1,836				
Basement Adj	+ 0.00	RCNLD	= 222,584				
Adj Base Cost	= 111.66	Lot Value	+ 108,531				
Total Area	x 2,539	Indicated Value	= 331,115				
Adjusted Cost	= 283,505	Value Per SqFt	130.41				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	222,584		
Lot Value	108,531		
Indicated Value	331,115	130.41	Per SqFt
Agland Value			
Site Improvements	419		
Total Value	331,534	130.58	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	70441		231	231	26.20		6,052
PRCH	SLAB PORCH - COVERED	70442	30x9		270	26.08		7,042
WODO	WOOD DECK - OPEN	70443	175		175	23.31	55%	1,836



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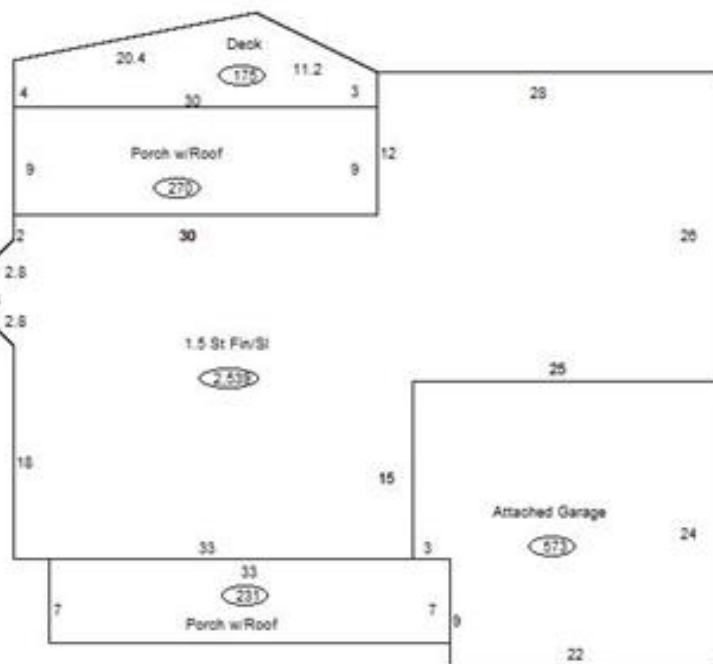
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,657	1.532	2,539
2	G	1		13	Attached Garage	573	1.000	573
3	M	PRCH		13	SLBC	231	1.000	231
4	M	PRCH		13	SLBC	270	1.000	270
5	M	WODO		13	WODO	175	1.000	175
6	U	^UL		13	Upper Level (1)	882	1.000	882
<b>Total Building Area</b>						1,657		2,539



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			128
	Qual	2	Cond 3	Year	Eff Age	
<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 128)		599		599	180	419