



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:44:43
Page 1

Assessment Data					Primary Image																																																																																																															
Account 660029417 Parcel ID 000000-00-0-00027-001-0013 Cadastral ID 34-21-15-04090 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 304372 JONES FAMILY TRUST 7466 E HEATHER DR CLARMEORE OK 74019-0000 Parcel Location Situs 07466 HEATHER DR Subdivision BATTENFIELD ACRES 4 Lot/Block 0013 / 0001 Parcel Size 1.25 - Lots Sec/Twn/Rng 34 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.25939504 -95.69558868 LOT 13 BLOCK 1 BATTENFIELD ACRES 4 AND TR CONTAINING PART OF LOT 14 BLOCK 1 DESC AS BEG SE/C LOT 14; W ALONG S LINE 207.50'; N05.3253W 118.27'; CURVE LEFT RADIUS 60' CHORD BEAR N53.4853E CHORD DIST 36.79'; S 53.4500E 235.24' TO POB.																																																																																																																				
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Time 06:44:43
Page 2

Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres	2.15	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	93,654.00 x 1.22 = 113,822	
Factor Value		
Adjustments	1.0000	
Lot Value	113,822	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,610 / 1,610
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,610
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	635 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

Cost Approach				Manual : 01/2025			
Base Cost	100.18	Total Misc Impr	+	13,402			
Roofing Adj	+ 5.23	Garage Cost	+	16,593			
Subfloor Adj	+ -1.15	Total RCN	=	230,408			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	101,380			
Plumbing Adj	+ 8.75	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	129,028			
Adj Base Cost	= 124.48	Lot Value	+	113,822			
Total Area	x 1,610	Indicated Value	=	242,850			
Adjusted Cost	= 200,413	Value Per SqFt		150.84			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	190,696	118.44	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	254,520		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,028		
Lot Value	113,822		
Indicated Value	242,850	150.84	Per SqFt
Agland Value			
Site Improvements	9,394		
Total Value	252,244	156.67	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	70447	26x6		156	23.73		3,702
SUN	Sunroom	70448	12x12		144	20.00		2,880
PATO	SLAB PORCH - OPEN	70449	14x12		168	10.26		1,724

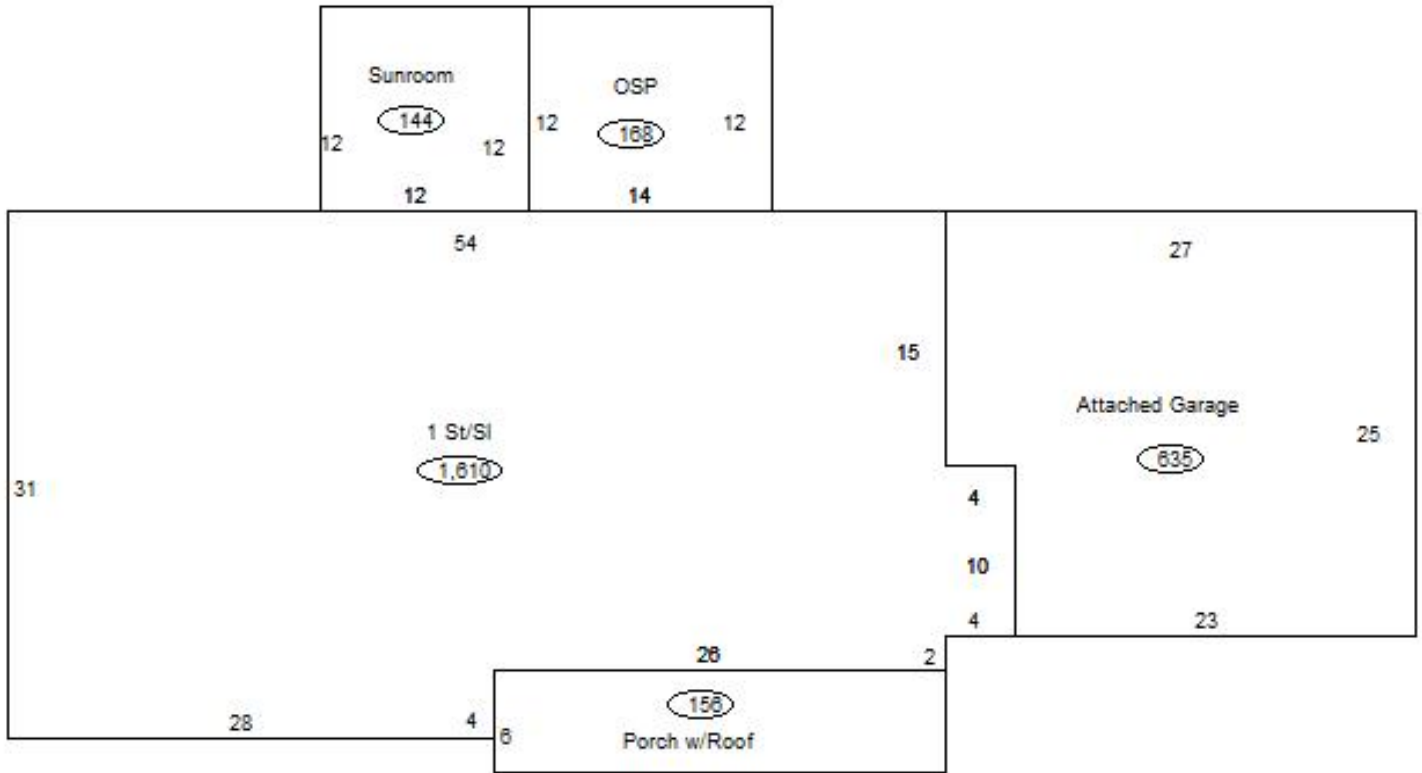


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Date 04/18/2026
 Time 06:44:43
 Page 3

Sketch Image

660029417



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,610	1.000	1,610
2	G	1		13	Attached Garage	635	1.000	635
3	M	PRCH		13	SLBC	156	1.000	156
4	M	SUN		13	Sunroom	144	1.000	144
5	M	PATO		13	Open Slab	168	1.000	168
Total Building Area						1,610		1,610



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 Page 4

660029417

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			384	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (31.28 x 384)		12,012		12,012	3,003	9,009
	LT	LEAN-TO	8x7x0			56	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 56)		164		164	41	123
	LT	LEAN-TO	15x8x0			120	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 120)		350		350	88	262