



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:28:51
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Assessment Data					Primary Image																																																																																																																				
Account 660029419 Parcel ID 000000-00-0-00027-001-0015 Cadastral ID 34-21-15-04110 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 340326 COATES, DOUGLAS B & JANICE 7376 E HEATHER DR CLAREMORE OK 74019-0000 Parcel Location Situs 07376 HEATHER DR Subdivision BATTENFIELD ACRES 4 Lot/Block 0015 / 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: 36.25929785 -95.69782731																																																																																																																									
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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0718		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	46,686.00 x 1.64 = 76,709		
Factor Value			
Adjustments	2.0917		
Lot Value	160,449		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,162 / 2,162
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,162
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	251,042 116.12 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	308,200 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	192,181
Lot Value	160,449
Indicated Value	352,630 163.10 Per SqFt
Agland Value	
Site Improvements	24,403
Total Value	377,033 174.39 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	111.07	Total Misc Impr	+	34,069
Roofing Adj	+ 4.61	Garage Cost	+	14,875
Subfloor Adj	+ -2.19	Total RCN	=	337,160
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	144,979
Plumbing Adj	+ 7.18	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	192,181
Adj Base Cost	= 133.31	Lot Value	+	160,449
Total Area	x 2,162	Indicated Value	=	352,630
Adjusted Cost	= 288,216	Value Per SqFt		163.10

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	70456	24x16		384	25.73		9,880
PRCH	SLAB PORCH - COVERED	70457	130		130	26.52		3,448
PRCH	SLAB PORCH - COVERED	70458	25x24		600	25.21		15,126



Rogers

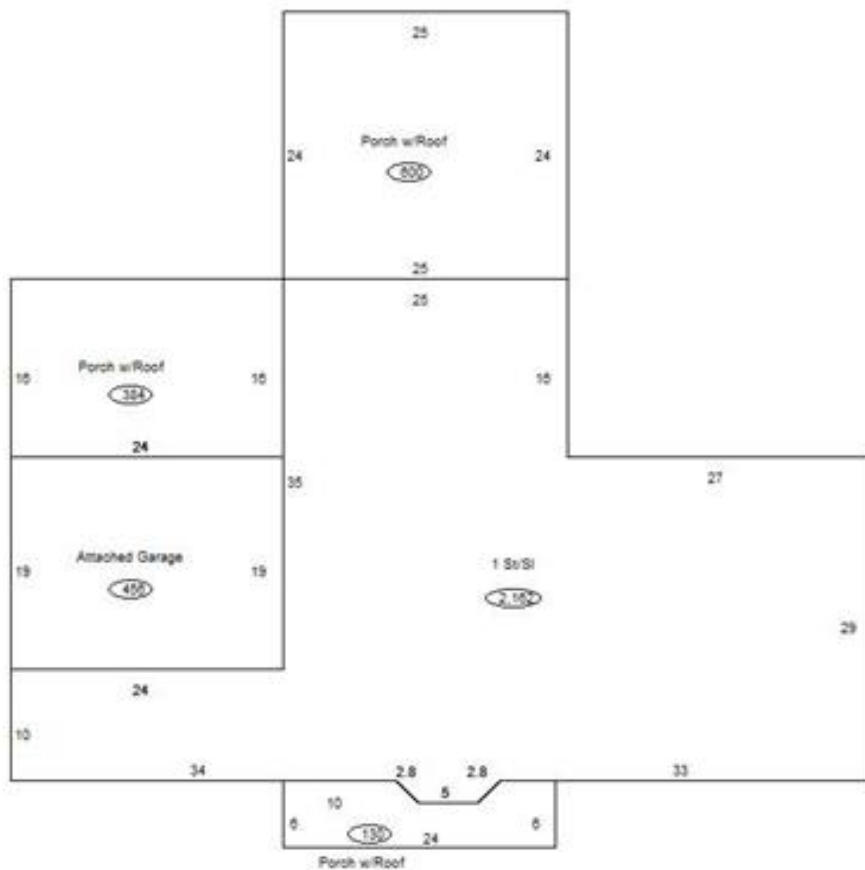
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Sketch Image

660029419



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,162	1.000	2,162
2	G	1		13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	384	1.000	384
4	M	PRCH		13	SLBC	130	1.000	130
5	M	PRCH		13	SLBC	600	1.000	600
Total Building Area						2,162		2,162



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x0			1,200	
	Qual 2	Cond 3	Year 2002	Eff Age	18		
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)		RCNLD
	Base Cost (30.25 x 1,200)		36,300		36,300	15,609	20,691
	LT	LEAN-TO	12x40x0			480	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
	Base Cost (2.92 x 480)		1,402		1,402	210	1,192
	CP	CARPORT DIRT	20x40x0			800	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
	Base Cost (3.50 x 800)		2,800		2,800	280	2,520