



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:29:14  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029444 <b>Parcel ID</b> 000000-00-0-00027-003-0002 <b>Cadastral ID</b> 34-21-15-04360 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 331863 HILL FAMILY REVOCABLE TRUST  7252 HEATHER DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07222 HEATHER DR <b>Subdivision</b> BATTENFIELD ACRES 4 <b>Lot/Block</b> 0002 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 15 / 5 <b>Neighborhood</b> 1122 - R-V04-SE VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0028. 7/12/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.25935314 -95.70023935 LOT 2 BLOCK 3 BATTENFIELD ACRES 4																																																																																																																									
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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0004		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,578.00 x 1.70 = 74,067		
Factor Value			
Adjustments	1.0000		
Lot Value	74,067		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0711\IMG\_0028. 7/12/2022

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	1,885 / 1,885
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,885
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	207,912 110.30 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	303,190 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	160,628
Lot Value	74,067
Indicated Value	234,695 124.51 Per SqFt
Agland Value	
Site Improvements	
Total Value	234,695 124.51 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.52	Total Misc Impr	+ 14,842
Roofing Adj	+ 4.76	Garage Cost	+ 16,086
Subfloor Adj	+ -2.26	Total RCN	= 286,836
Heat/Cool Adj	+ 12.64	Depreciation ( 44%)	- 126,208
Plumbing Adj	+ 6.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 160,628
Adj Base Cost	= 135.76	Lot Value	+ 74,067
Total Area	x 1,885	Indicated Value	= 234,695
Adjusted Cost	= 255,908	Value Per SqFt	124.51

### 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
PATO	SLAB PORCH - OPEN	70554	288		288	9.07		2,612
PATO	SLAB PORCH - OPEN	70555	104		104	11.44		1,190
SUN	Sunroom	70556	217		217	25.00		5,425



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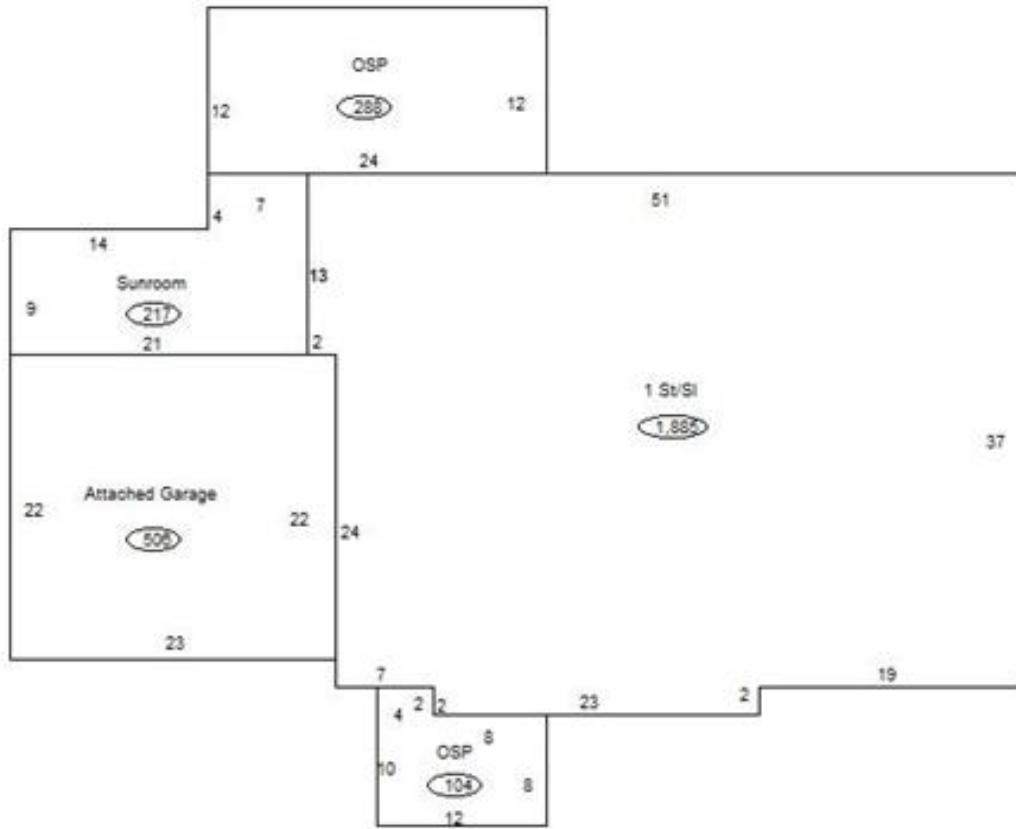
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Sketch Image

660029444



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,885	1.000	1,885
2	G	1		13	Attached Garage	506	1.000	506
3	M	PATO		13	Open Slab	288	1.000	288
4	M	PATO		13	Open Slab	104	1.000	104
5	M	SUN		13	Sunroom	217	1.000	217
<b>Total Building Area</b>						<b>1,885</b>		<b>1,885</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x )						