



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:52:42
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Assessment Data					Primary Image																																																																																																																				
Account 660029445 Parcel ID 000000-00-0-00027-003-0003 Cadastral ID 34-21-15-04370 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 106904 HILL, TRUMAN WAYNE & NANCY CO TRUSTEES 7252 HEATHER DR CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 07252 HEATHER DR Subdivision BATTENFIELD ACRES 4 Lot/Block 0003 / 0003 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: 36.25936187 -95.69953894					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0247	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,636.00 x 1.68 = 74,967	
Factor Value		
Adjustments	1.0000	
Lot Value	74,967	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,627 / 1,627
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,627
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	189,571	116.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	241,390		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,811		
Lot Value	74,967		
Indicated Value	218,778	134.47	Per SqFt
Agland Value			
Site Improvements	6,478		
Total Value	225,256	138.45	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.12	Total Misc Impr	+	15,547			
Roofing Adj	+ 4.90	Garage Cost	+	14,049			
Subfloor Adj	+ -2.31	Total RCN	=	252,300			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	108,489			
Plumbing Adj	+ 9.53	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	143,811			
Adj Base Cost	= 136.88	Lot Value	+	74,967			
Total Area	x 1,627	Indicated Value	=	218,778			
Adjusted Cost	= 222,704	Value Per SqFt		134.47			

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	70559		208	208	26.28		5,466
PRCH	SLAB PORCH - COVERED	70560	13x7		91	26.65		2,425
PATO	SLAB PORCH - OPEN	70561	24x8		192	10.63		2,041



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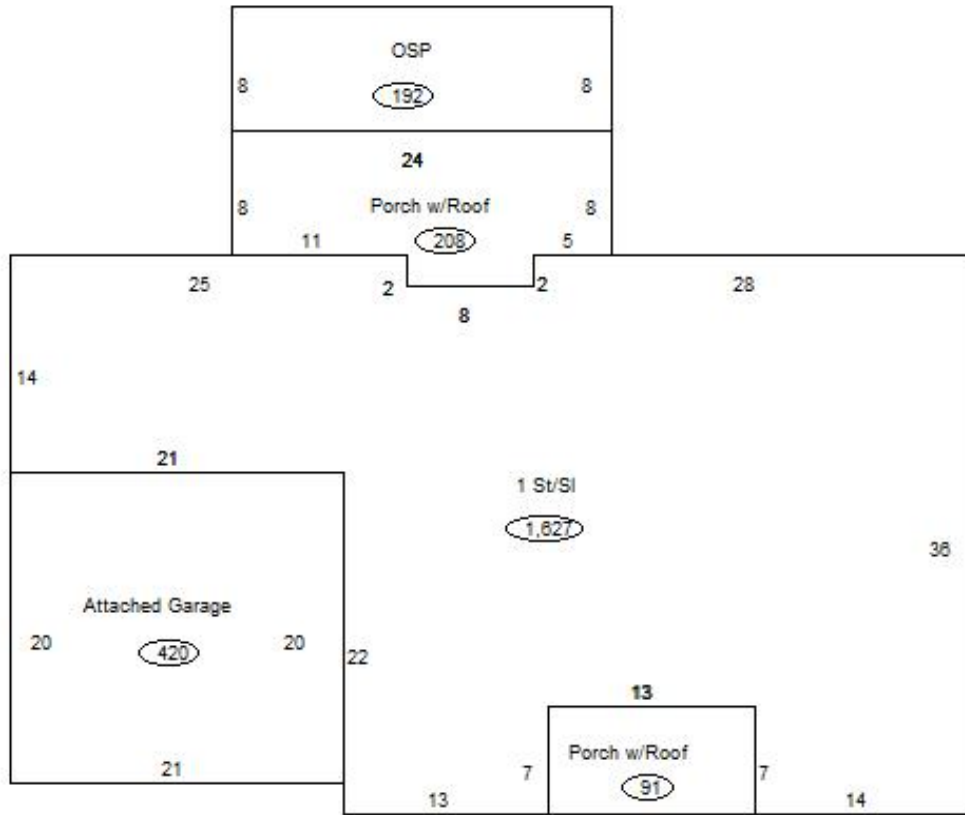
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,627	1.000	1,627
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	208	1.000	208
4	M	PRCH		13	SLBC	91	1.000	91
5	M	PATO		13	Open Slab	192	1.000	192
Total Building Area						1,627		1,627



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year 1992	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)		11,520	11,520	6,221	5,299
	STF	STG FAIR	14x20x0			280
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 280)		1,310	1,310	131	1,179