



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:05:30
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031509 Parcel ID 000000-00-0-00075-002-0020 Cadastral ID 36-21-15-08390 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 347400 COOK, CHASE A 24892 S HEARTWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 24892 S HEARTWOOD DR Subdivision BRIDGEPORT 1 Lot/Block 0020 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25154100 -95.66311885																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.25		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,891.00 x 5.06 = 55,157		
Factor Value			
Adjustments	1.3660		
Lot Value	75,344		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,404 / 1,404
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,404
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	179,649	127.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	174,940		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.76	Total Misc Impr	+ 8,435
Roofing Adj	+ 4.60	Garage Cost	+ 14,704
Subfloor Adj	+ -1.21	Total RCN	= 210,784
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 61,127
Plumbing Adj	+ 10.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 149,657
Adj Base Cost	= 133.65	Lot Value	+ 75,344
Total Area	x 1,404	Indicated Value	= 225,001
Adjusted Cost	= 187,645	Value Per SqFt	160.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,657		
Lot Value	75,344		
Indicated Value	225,001	160.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	225,001	160.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74889	156		156	23.73		3,702
PATO	SLAB PORCH - OPEN	74890	11x4		44	10.86		478
PRCH	SLAB PORCH - COVERED	74891	18x10		180	23.64		4,255

