



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:36:46
Page 1

Assessment Data					Primary Image																																																																																																																			
Account 660056947 Parcel ID 000000-00-0-10140-005-0024 Cadastral ID 12-21-15-02625 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 259783 ZEIDAN, MOHAMMED S 3223 HERITAGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 03223 HERITAGE DR Subdivision HERITAGE HILLS SUB Lot/Block 0024 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1167 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0081. 7/15/2022</p>																																																																																																																			
Legal Description Lat/Long: 36.31628253 -95.65581777 LOT 24 BLOCK 5 LESS TR BEG SE/C LOT 24, N 18-38 W 117.32' S 46 30 E 93.03', S 32-28 W 55.87' TO POB HERITAGE HILLS SUB																																																																																																																								
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																
Code	Type	Active	Maximum	Exemption																																																																																																																				
H	Homestead	Yes	1,000	1,000																																																																																																																				
Number	Description	Opened	Closed	Amount																																																																																																																				
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 49,975</td> <td>38,636</td> <td>11%</td> <td>4,250</td> <td>Assessed</td> <td>27,316</td> <td>2,524.82</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 248,180</td> <td>209,695</td> <td></td> <td>23,066</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 298,155</td> <td>248,331</td> <td></td> <td>27,316</td> <td>Total Taxable</td> <td>26,316</td> <td>2,432.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 49,975	38,636	11%	4,250	Assessed	27,316	2,524.82	Year Frozen	0	Improvements 248,180	209,695		23,066	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 298,155	248,331		27,316	Total Taxable	26,316	2,432.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>972/363</td> <td>MURDOCK, KENNETH &</td> <td>10/28/1994</td> <td>135,000</td> <td>Yes</td> </tr> <tr> <td>952/141</td> <td>HERITAGE HILLS DEV CORP</td> <td>03/23/1994</td> <td>19,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	972/363	MURDOCK, KENNETH &	10/28/1994	135,000	Yes	952/141	HERITAGE HILLS DEV CORP	03/23/1994	19,000	No																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																																																																
Remove Cap	0	Land Value 49,975	38,636	11%	4,250	Assessed	27,316	2,524.82																																																																																																																
Year Frozen	0	Improvements 248,180	209,695		23,066	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00																																																																																																																
TIF Project ID	0	Total Value 298,155	248,331		27,316	Total Taxable	26,316	2,432.00																																																																																																																
Bk/Pg	Grantor	Date	Price	Code																																																																																																																				
972/363	MURDOCK, KENNETH &	10/28/1994	135,000	Yes																																																																																																																				
952/141	HERITAGE HILLS DEV CORP	03/23/1994	19,000	No																																																																																																																				
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660056947</td><td>ZEIDAN, MOHAMMED S</td><td>17</td><td>289,176</td><td>1000</td><td>25,521</td><td>2,359.00</td></tr> <tr><td>2024</td><td>2024-660056947</td><td>ZEIDAN, MOHAMMED S</td><td>17</td><td>293,613</td><td>1000</td><td>24,748</td><td>2,287.00</td></tr> <tr><td>2023</td><td>2023-660056947</td><td>ZEIDAN, MOHAMMED S</td><td>17</td><td>263,525</td><td>1000</td><td>23,999</td><td>2,198.00</td></tr> <tr><td>2022</td><td>2022-660056947</td><td>ZEIDAN, MOHAMMED S</td><td>17</td><td>261,471</td><td>1000</td><td>23,271</td><td>2,154.00</td></tr> <tr><td>2021</td><td>2021-660056947</td><td>ZEIDAN, MOHAMMED S</td><td>17</td><td>256,085</td><td>1000</td><td>22,563</td><td>1,992.00</td></tr> <tr><td>2020</td><td>2020-660056947</td><td>ZEIDAN, MOHAMMED S</td><td>17</td><td>254,437</td><td>1000</td><td>21,877</td><td>2,003.00</td></tr> <tr><td>2019</td><td>2019-660056947</td><td>ZEIDAN, MOHAMMED S</td><td>17</td><td>242,064</td><td>1000</td><td>21,211</td><td>1,965.00</td></tr> <tr><td>2018</td><td>2018-660056947</td><td>ZEIDAN, MOHAMMED S</td><td>17</td><td>248,534</td><td>1000</td><td>20,564</td><td>1,900.00</td></tr> <tr><td>2017</td><td>2017-660056947</td><td>ZEIDAN, MOHAMMED S</td><td>17</td><td>246,535</td><td>1000</td><td>19,936</td><td>1,831.00</td></tr> <tr><td>2016</td><td>2016-660056947</td><td>ZEIDAN, MOHAMMED S</td><td>17</td><td>240,368</td><td>1000</td><td>19,327</td><td>1,814.00</td></tr> <tr><td>2015</td><td>2015-660056947</td><td>ZEIDAN, MOHAMMED S</td><td>17</td><td>233,020</td><td>1000</td><td>18,735</td><td>1,690.00</td></tr> <tr><td>2014</td><td>2014-660056947</td><td>ZEIDAN, MOHAMMED S</td><td>17</td><td>237,099</td><td>1000</td><td>18,160</td><td>1,684.00</td></tr> <tr><td>2013</td><td>2013-660056947</td><td>ZEIDAN, MOHAMMED S</td><td>17</td><td>223,712</td><td>1000</td><td>17,602</td><td>1,611.00</td></tr> </tbody> </table>									Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660056947	ZEIDAN, MOHAMMED S	17	289,176	1000	25,521	2,359.00	2024	2024-660056947	ZEIDAN, MOHAMMED S	17	293,613	1000	24,748	2,287.00	2023	2023-660056947	ZEIDAN, MOHAMMED S	17	263,525	1000	23,999	2,198.00	2022	2022-660056947	ZEIDAN, MOHAMMED S	17	261,471	1000	23,271	2,154.00	2021	2021-660056947	ZEIDAN, MOHAMMED S	17	256,085	1000	22,563	1,992.00	2020	2020-660056947	ZEIDAN, MOHAMMED S	17	254,437	1000	21,877	2,003.00	2019	2019-660056947	ZEIDAN, MOHAMMED S	17	242,064	1000	21,211	1,965.00	2018	2018-660056947	ZEIDAN, MOHAMMED S	17	248,534	1000	20,564	1,900.00	2017	2017-660056947	ZEIDAN, MOHAMMED S	17	246,535	1000	19,936	1,831.00	2016	2016-660056947	ZEIDAN, MOHAMMED S	17	240,368	1000	19,327	1,814.00	2015	2015-660056947	ZEIDAN, MOHAMMED S	17	233,020	1000	18,735	1,690.00	2014	2014-660056947	ZEIDAN, MOHAMMED S	17	237,099	1000	18,160	1,684.00	2013	2013-660056947	ZEIDAN, MOHAMMED S	17	223,712	1000	17,602	1,611.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																	
2025	2025-660056947	ZEIDAN, MOHAMMED S	17	289,176	1000	25,521	2,359.00																																																																																																																	
2024	2024-660056947	ZEIDAN, MOHAMMED S	17	293,613	1000	24,748	2,287.00																																																																																																																	
2023	2023-660056947	ZEIDAN, MOHAMMED S	17	263,525	1000	23,999	2,198.00																																																																																																																	
2022	2022-660056947	ZEIDAN, MOHAMMED S	17	261,471	1000	23,271	2,154.00																																																																																																																	
2021	2021-660056947	ZEIDAN, MOHAMMED S	17	256,085	1000	22,563	1,992.00																																																																																																																	
2020	2020-660056947	ZEIDAN, MOHAMMED S	17	254,437	1000	21,877	2,003.00																																																																																																																	
2019	2019-660056947	ZEIDAN, MOHAMMED S	17	242,064	1000	21,211	1,965.00																																																																																																																	
2018	2018-660056947	ZEIDAN, MOHAMMED S	17	248,534	1000	20,564	1,900.00																																																																																																																	
2017	2017-660056947	ZEIDAN, MOHAMMED S	17	246,535	1000	19,936	1,831.00																																																																																																																	
2016	2016-660056947	ZEIDAN, MOHAMMED S	17	240,368	1000	19,327	1,814.00																																																																																																																	
2015	2015-660056947	ZEIDAN, MOHAMMED S	17	233,020	1000	18,735	1,690.00																																																																																																																	
2014	2014-660056947	ZEIDAN, MOHAMMED S	17	237,099	1000	18,160	1,684.00																																																																																																																	
2013	2013-660056947	ZEIDAN, MOHAMMED S	17	223,712	1000	17,602	1,611.00																																																																																																																	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:36:46
Page 2

Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2625	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,436.00 x 4.37 = 49,975	
Factor Value		
Adjustments	1.0000	
Lot Value	49,975	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,611 / 2,511
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,611
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0081. 7/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	299,778	119.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	296,110		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.24	Total Misc Impr	+	16,592			
Roofing Adj	+ 3.61	Garage Cost	+	19,258			
Subfloor Adj	+ -2.30	Total RCN	=	349,549			
Heat/Cool Adj	+ 14.47	Depreciation (29%)	-	101,369			
Plumbing Adj	+ 8.91	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	248,180			
Adj Base Cost	= 124.93	Lot Value	+	49,975			
Total Area	x 2,511	Indicated Value	=	298,155			
Adjusted Cost	= 313,699	Value Per SqFt		118.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	248,180		
Lot Value	49,975		
Indicated Value	298,155	118.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	298,155	118.74	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	78959		138	138	29.05		4,009
PRCH	SLAB PORCH - COVERED	78960		214	214	28.75		6,153



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

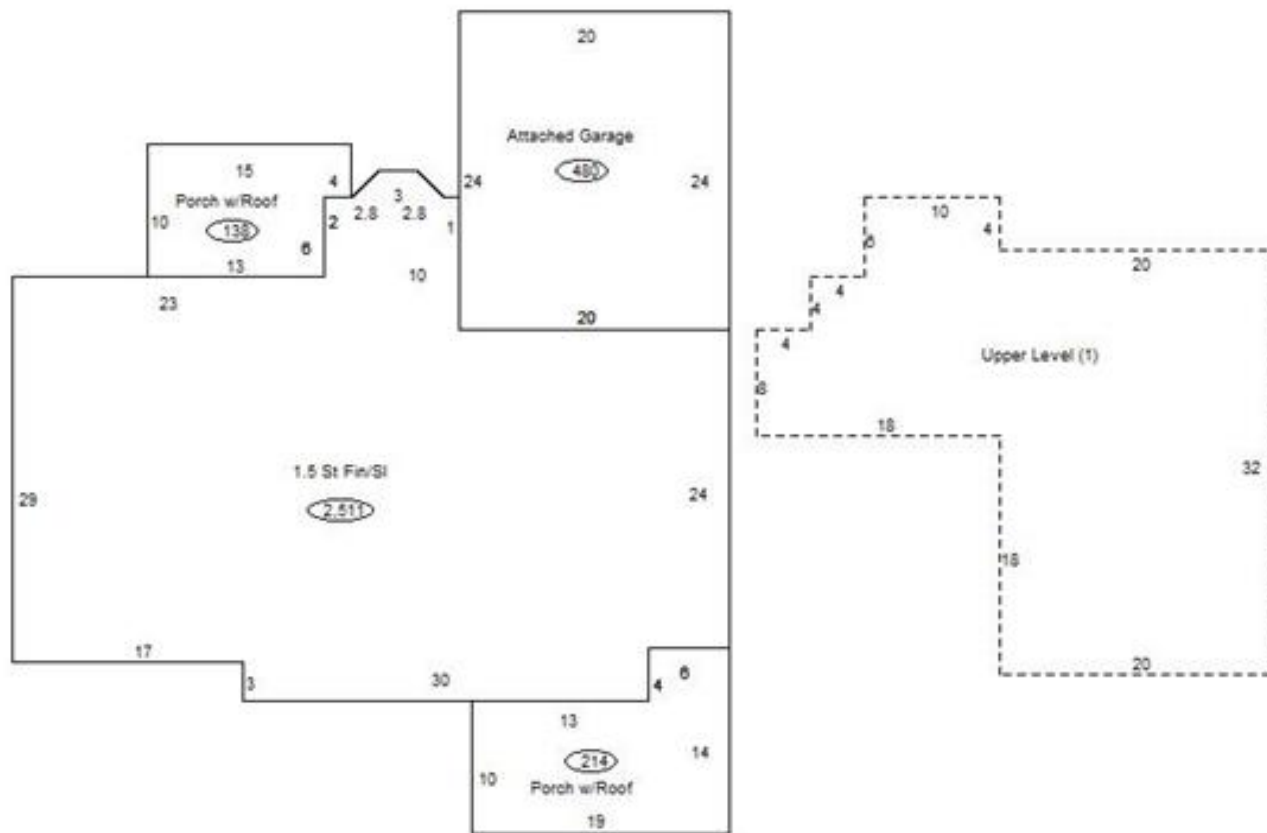
Date 04/16/2026

Time 22:36:46

Page 3

Sketch Image

660056947



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,611	1.559	2,511
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	138	1.000	138
4	M	PRCH		13	SLBC	214	1.000	214
5	U	^UL		13	Upper Level (1)	900	1.000	900
Total Building Area						1,611		2,511