



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:55:06  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660086882 <b>Parcel ID</b> 000000-00-0-00326-001-0007 <b>Cadastral ID</b> 12-21-15-05060 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 321469 MARTIN, JOHN & JANET  3204 HARBOUR TOWN PL CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 03204 HARBOUR TOWN PL <b>Subdivision</b> GATES AT HERITAGE HILLS <b>Lot/Block</b> 0007 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 12 / 21 / 15 / 5 <b>Neighborhood</b> 1168 - R-V01,4-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31442371 -95.65276269 THE GATES AT HERITAGE HILLS LOT 7 BLOCK 1																																																																																																																									
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Lot Data		Square-Foot - NBHD 1168 #1	
Lot Size	70 x 130		
Lot Count	1		
Units Buildable	1		
Non-Ag Acres			
Topography	ROLLING		
Street Access	W/SIDEWALK		
Utilities	ALL		
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,100.00 x 4.07 = 37,037		
Factor Value			
Adjustments	1.0000		
Lot Value	37,037		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,009 / 2,009
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,009
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	626 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	281,489	140.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	290,720 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	107.94	Total Misc Impr	+	8,874	
Roofing Adj	+ 4.69	Garage Cost	+	19,018	
Subfloor Adj	+ -2.19	Total RCN	=	290,669	
Heat/Cool Adj	+ 12.64	Depreciation ( 6%)	-	17,440	
Plumbing Adj	+ 7.72	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	273,229	
Adj Base Cost	= 130.80	Lot Value	+	37,037	
Total Area	x 2,009	Indicated Value	=	310,266	
Adjusted Cost	= 262,777	Value Per SqFt		154.44	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	273,229		
Lot Value	37,037		
Indicated Value	310,266	154.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	310,266	154.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	138532	21x12		252	26.14		6,587
PRCH	SLAB PORCH - COVERED	138533	52		52	26.77		1,392
PATO	SLAB PORCH - OPEN	138534	13x6		78	11.48		895



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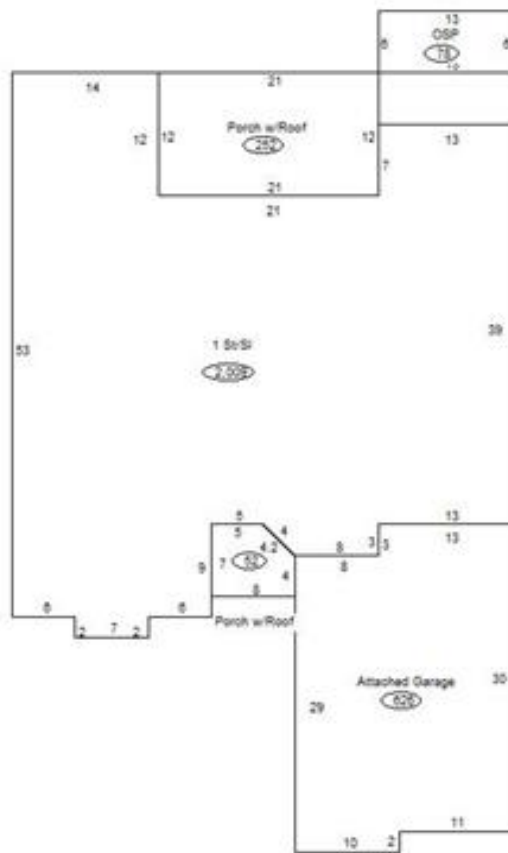
Date 04/18/2026

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Sketch Image

660086882



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,009	1.000	2,009
2	G	1		13	Attached Garage	626	1.000	626
3	M	PRCH		13	SLBC	252	1.000	252
4	M	PRCH		13	SLBC	52	1.000	52
5	M	PATO		13	Open Slab	78	1.000	78
<b>Total Building Area</b>						<b>2,009</b>		<b>2,009</b>