



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660086902 Parcel ID 000000-00-0-00326-001-0027 Cadastral ID 12-21-15-05260 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 325861 MCCLAIN, JOHN L JR & ANGELA K 3300 HERITAGE HILLS PARKWAY CLAREMORE OK 74019-0000 Parcel Location Situs 03300 HERITAGE HILLS PKWY Subdivision GATES AT HERITAGE HILLS Lot/Block 0027 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1168 - R-V01,4-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31361100 -95.65330140																																																																																																																									
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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	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,098 / 2,620
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,098
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	867 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	416,989 159.16 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	442,520 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	366,253
Lot Value	37,037
Indicated Value	403,290 153.93 Per SqFt
Agland Value	
Site Improvements	14,700
Total Value	417,990 159.54 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.50	Total Misc Impr	+ 13,476
Roofing Adj	+ 4.80	Garage Cost	+ 39,379
Subfloor Adj	+ -3.70	Total RCN	= 406,948
Heat/Cool Adj	+ 16.31	Depreciation (10%)	- 40,695
Plumbing Adj	+ 12.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 366,253
Adj Base Cost	= 135.15	Lot Value	+ 37,037
Total Area	x 2,620	Indicated Value	= 403,290
Adjusted Cost	= 354,093	Value Per SqFt	153.93

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	117395	24x10		240	32.13		7,711
PRCH	SLAB PORCH - COVERED	117396	178		178	32.39		5,765



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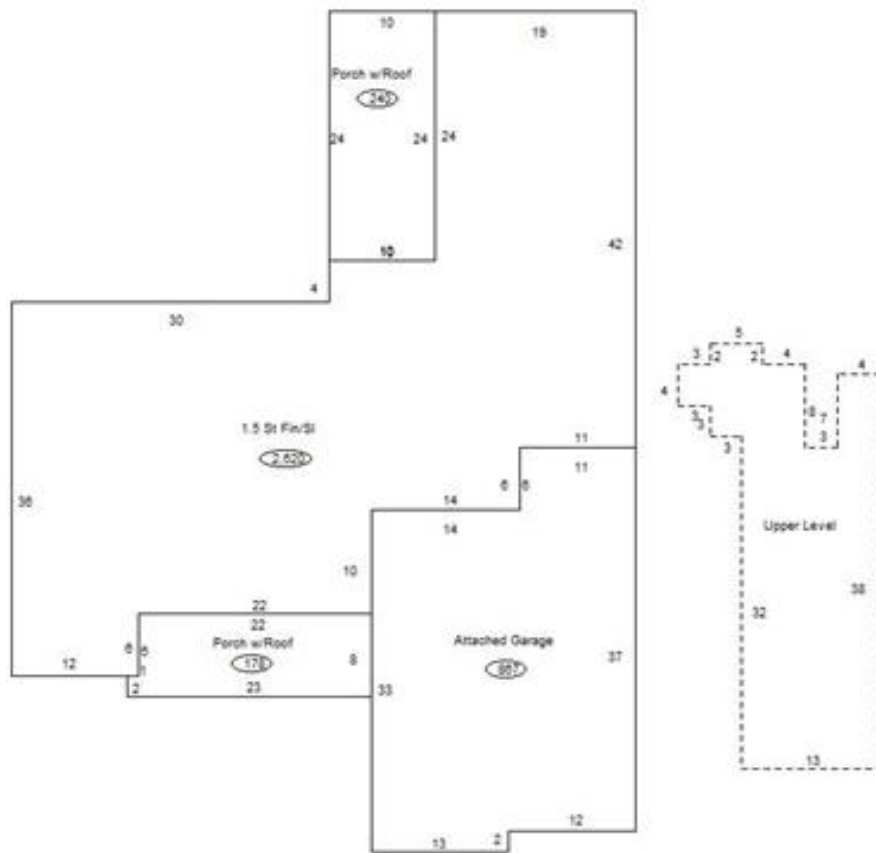
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,098	1.249	2,620
2	G	1		13	Attached Garage	867	1.000	867
3	U	^UL		13	Upper Level	522	1.000	522
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PRCH		13	SLBC	178	1.000	178
Total Building Area						2,098		2,620



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2013	Eff Age 10	
		Valuation Summary	Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	15,300	14,700