



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:57:30  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660086909 <b>Parcel ID</b> 000000-00-0-00326-001-0034 <b>Cadastral ID</b> 12-21-15-05330 <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> 330591 BLACKWELL, LOWELL LOUIS & APRIL D  3404 HERITAGE HILLS PKWY CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 03404 HERITAGE HILLS PKWY <b>Subdivision</b> GATES AT HERITAGE HILLS <b>Lot/Block</b> 0034 / 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: 36.31348841 -95.65504362 THE GATES AT HERITAGE HILLS LOT 34 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	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,827 / 3,014
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,827
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.5 /
Basement Area	
Garage Type	466 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	401,680	133.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	361,600		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.80	Total Misc Impr	+ 19,059				
Roofing Adj	+ 3.74	Garage Cost	+ 23,025				
Subfloor Adj	+ -2.86	Total RCN	= 429,323				
Heat/Cool Adj	+ 16.31	Depreciation ( 11%)	- 47,226				
Plumbing Adj	+ 9.49	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 382,097				
Adj Base Cost	= 128.48	Lot Value	+ 37,037				
Total Area	x 3,014	Indicated Value	= 419,134				
Adjusted Cost	= 387,239	Value Per SqFt	139.06				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	382,097		
Lot Value	37,037		
Indicated Value	419,134	139.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	419,134	139.06	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	105851	17x10		170	32.44		5,515
PRCH	SLAB PORCH - COVERED	105852	36		36	33.08		1,191
PATO	SLAB PORCH - OPEN	105853	15x9		135	13.97		1,886
PRCH	SLAB PORCH - COVERED	105854	14x7		98	32.89		3,223

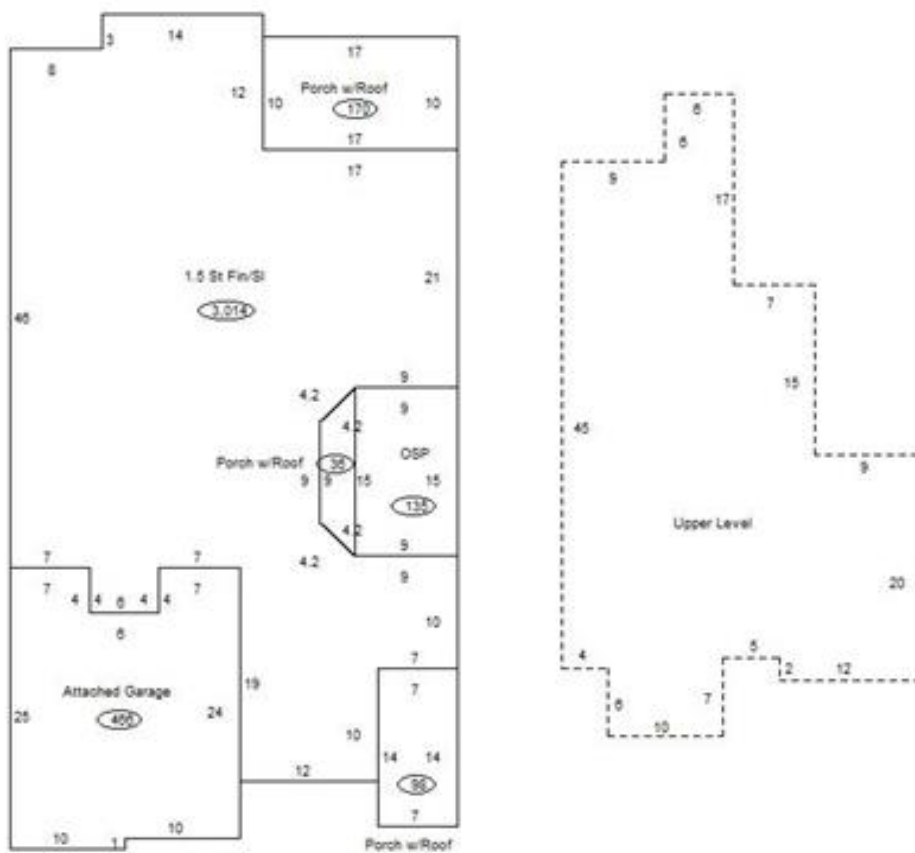


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Sketch Image

660086909



**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	1,827	1.650	3,014
2	U	^UL	Overhang	13	Upper Level	1,187	1.000	1,187
3	G	1		13	Attached Garage	466	1.000	466
4	M	PRCH		13	SLBC	170	1.000	170
5	M	PRCH		13	SLBC	36	1.000	36
6	M	PATO		13	Open Slab	135	1.000	135
7	M	PRCH		13	SLBC	98	1.000	98
<b>Total Building Area</b>						1,827		3,014