



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:06:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660093532 Parcel ID 000000-00-0-10010-028-0001 Cadastral ID 09-21-16-02152 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 310137 OWEN, JOE V & JO LYNN 3203 HERITAGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 00817 N FLORENCE AVE Subdivision CLAREMORE O T Lot/Block 0001 / 0028 Parcel Size .25 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-26\IMG_004; 5/30/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.31708969 -95.60502350 N2 OF E 96' LOT 1 BLOCK 28 CLAREMORE O T.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size Lot Count Units Buildable 5040 Non-Ag Acres 0.1033 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 4,500.00 x 4.00 = 18,000 Factor Value Adjustments Lot Value 18,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,020 / 1,020
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,020
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	228 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	147,148	144.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	20,370		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	102.64	Total Misc Impr	+	1,423	
Roofing Adj	+ 4.77	Garage Cost	+	7,964	
Subfloor Adj	+ -1.26	Total RCN	=	143,435	
Heat/Cool Adj	+ 11.47	Depreciation (12%)	-	17,212	
Plumbing Adj	+ 13.80	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	126,223	
Adj Base Cost	= 131.42	Lot Value	+	18,000	
Total Area	x 1,020	Indicated Value	=	144,223	
Adjusted Cost	= 134,048	Value Per SqFt		141.40	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,223		
Lot Value	18,000		
Indicated Value	144,223	141.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	144,223	141.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112591	11x5		55	24.09		1,325
PATO	SLAB PORCH - OPEN	144488	3x3		9	10.86		98



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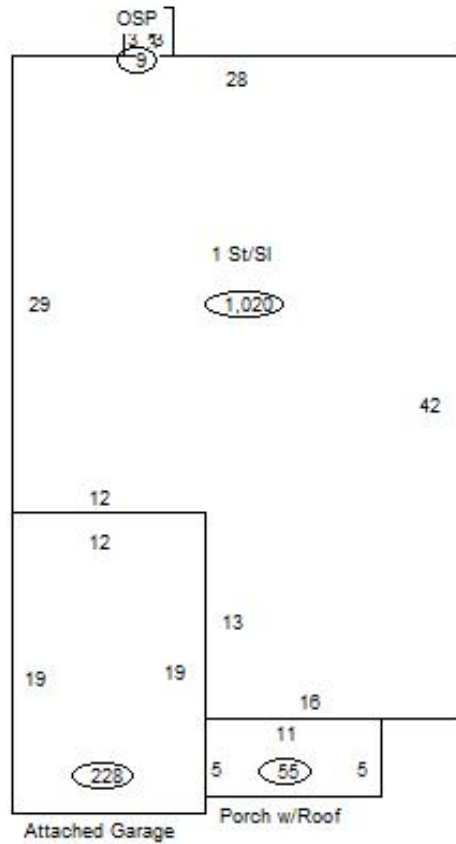
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Sketch Image

660093532



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,020	1.000	1,020
2	G	1		13	Attached Garage	228	1.000	228
3	M	PRCH		13	SLBC	55	1.000	55
4	M	PATO		13	Open Slab	9	1.000	9
Total Building Area						1,020		1,020