




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 660100904 Parcel ID 21N15E-33-2-00000-000-0001 Cadastral ID 33-21-15-00221 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 311716 HEISTERBERG, JOEL & CINTHIA 24138 S 4100 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24138 S 4100 RD Subdivision Lot/Block / Parcel Size 5.51 - Acres Sec/Twn/Rng 33 / 21 / 15 / 2 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0707\IMG_0026. 7/7/2022</p>																				
Legal Description Lat/Long: 36.26267065 -95.70528051	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>R18 000003</td> <td>R19-NEW 4620 SQ FT SFR</td> <td>01/2018</td> <td>10/2018</td> <td>500,000</td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R18 000003	R19-NEW 4620 SQ FT SFR	01/2018	10/2018	500,000										
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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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						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>2684/489</td> <td>TACKER, GREGORY ROBERT</td> <td>12/22/2017</td> <td>130,000</td> <td>YES</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2684/489	TACKER, GREGORY ROBERT	12/22/2017	130,000	YES
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Bk/Pg	Grantor	Date	Price	Code																	
2684/489	TACKER, GREGORY ROBERT	12/22/2017	130,000	YES																	

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2018	Land Value	90,482	90,482	11%	9,953	Assessed	85,239	8,876.09
Year Frozen		Improvements	773,128	684,415		75,286	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	863,610	774,897		85,239	Total Taxable	85,239	8,876.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660100904	HEISTERBERG, JOEL & CINTHIA	4	737,998	0	81,180	8,453.00	
2024	2024-660100904	HEISTERBERG, JOEL & CINTHIA	4	773,971	0	85,137	8,160.00	
2023	2023-660100904	HEISTERBERG, JOEL & CINTHIA	4	806,134	0	85,773	8,098.00	
2022	2022-660100904	HEISTERBERG, JOEL & CINTHIA	4	812,209	0	81,689	7,852.00	
2021	2021-660100904	HEISTERBERG, JOEL & CINTHIA	4	707,264	0	77,799	7,281.00	
2020	2020-660100904	HEISTERBERG, JOEL & CINTHIA	4	697,745	0	75,056	7,039.00	
2019	2019-660100904	HEISTERBERG, JOEL & CINTHIA	4	649,837	0	71,482	6,808.00	
2018	2018-660100904	HEISTERBERG, JOEL & CINTHIA	4	129,998	0	14,300	1,363.00	



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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	5.5087		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	239,960.00 x .38 = 90,482		
Factor Value			
Adjustments	1.0000		
Lot Value	90,482		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5.5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	3,162 / 5,016
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,162
Fixture/RghIn	19 /
Bed/F/H Bath	6 / 4.0 / 1.0
Basement Area	
Garage Type	882 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
Adjusted R	0.8445
Indicated Value	833,441 166.16 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	773,128
Lot Value	90,482
Indicated Value	863,610 172.17 Per SqFt
Agland Value	
Site Improvements	
Total Value	863,610 172.17 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.06	Total Misc Impr	+ 50,322
Roofing Adj	+ 4.36	Garage Cost	+ 57,595
Subfloor Adj	+ -4.11	Total RCN	= 813,819
Heat/Cool Adj	+ 20.10	Depreciation (5%)	- 40,691
Plumbing Adj	+ 8.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 773,128
Adj Base Cost	= 140.73	Lot Value	+ 90,482
Total Area	x 5,016	Indicated Value	= 863,610
Adjusted Cost	= 705,902	Value Per SqFt	172.17

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	138937	28x10		280	44.36		12,421
PRCH	SLAB PORCH - COVERED	138938	119		119	45.39		5,401
PATO	SLAB PORCH - OPEN	138939	28x11		308	13.13		4,044
PRCH	SLAB PORCH - COVERED	138940	28x16		448	43.59		19,528
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	8,928.49		8,928

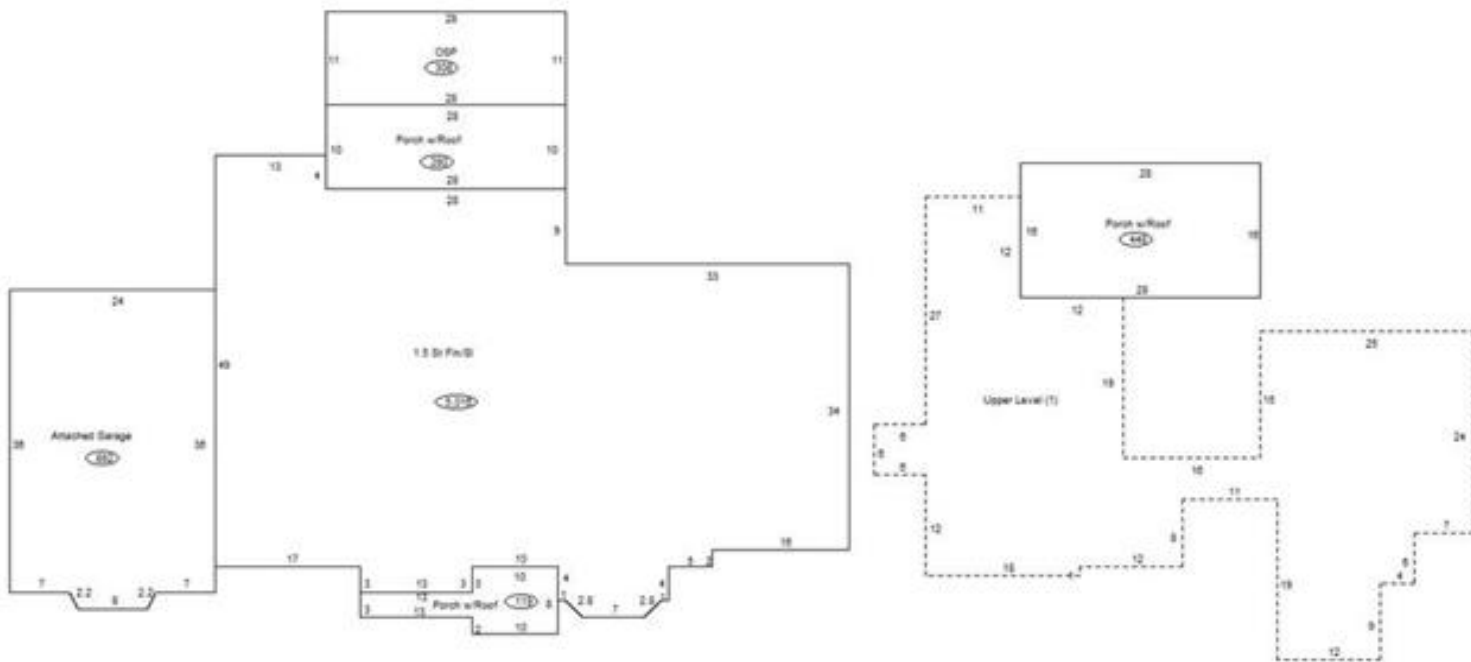


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Sketch Image

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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	3,162	1.586	5,016
2	U	^UL		13	Upper Level (1)	1,854	1.000	1,854
3	G	1		13	Attached Garage	882	1.000	882
4	M	PRCH		13	SLBC	280	1.000	280
5	M	PRCH		13	SLBC	119	1.000	119
6	M	PATO		13	Open Slab	308	1.000	308
7	M	PRCH		13	SLBC	448	1.000	448
Total Building Area						3,162		5,016