




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 660002984 Parcel ID 20N16E-04-2-00000-000-0000 Cadastral ID 04-20-16-00500 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 181604 PIGUET, ASHLEY S & SUSAN D 11974 E 530 RD CLAREMORE OK 74019-0000 Parcel Location Situs 11974 E 530 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 4 / 20 / 16 / 2 Neighborhood 2016 - UNPLATTED LAND School District S001 - CLAREMORE SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-16\IMG 9/16/2021</p>														
Legal Description Lat/Long: 36.24848561 -95.61548127																			
S 330' OF NE 10 AC LOT 4					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	805/694				0 No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	0	Land Value	784	784	11%	86	Assessed	22,171	2,420.45										
Year Frozen	0	Improvements	227,825	200,774		22,085	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	228,609	201,558		22,171	Total Taxable	21,171	2,328.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002984	PIGUET, ASHLEY S & SUSAN D			21	218,333	1000	20,526	2,257.00										
2024	2024-660002984	PIGUET, ASHLEY S & SUSAN D			21	231,965	1000	19,898	2,054.00										
2023	2023-660002984	PIGUET, ASHLEY S & SUSAN D			21	198,984	1000	19,376	1,985.00										
2022	2022-660002984	PIGUET, ASHLEY S & SUSAN D			21	200,768	1000	18,782	1,943.00										
2021	2021-660002984	PIGUET, ASHLEY S & SUSAN D			21	185,506	1000	18,206	1,806.00										
2020	2020-660002984	PIGUET, ASHLEY S & SUSAN D			21	184,540	1000	17,647	1,808.00										
2019	2019-660002984	PIGUET, ASHLEY S & SUSAN D			21	176,078	1000	17,104	1,771.00										
2018	2018-660002984	PIGUET, ASHLEY S & SUSAN D			21	183,152	1000	16,578	1,713.00										
2017	2017-660002984	PIGUET, ASHLEY S & SUSAN D			21	160,790	1000	15,678	1,610.00										
2016	2016-660002984	PIGUET, ASHLEY S & SUSAN D			21	156,164	1000	15,192	1,591.00										
2015	2015-660002984	PIGUET, ASHLEY S & SUSAN D			21	151,196	1000	14,720	1,487.00										
2014	2014-660002984	PIGUET, ASHLEY S & SUSAN D			21	153,676	1000	14,263	1,480.00										
2013	2013-660002984	PIGUET, ASHLEY S & SUSAN D			21	144,416	1000	13,819	1,418.00										



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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	62% One Story 38% Garage Conversion
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,450 / 1,450
Style	62% One Story - 38% Garage Conversion
HVAC	100% Warmed & Cooled Air
Roof Cover	10 Plastic Tile
Area on Slab	900
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	128,333	88.51	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	85.38	Total Misc Impr	+	14,651			
Roofing Adj	+ 4.71	Garage Cost	+				
Subfloor Adj	+ 0.85	Total RCN	=	169,729			
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	78,075			
Plumbing Adj	+ 5.71	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	91,654			
Adj Base Cost	= 106.95	Lot Value	+				
Total Area	x 1,450	Indicated Value	=	91,654			
Adjusted Cost	= 155,078	Value Per SqFt		63.21			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,654		
Lot Value			
Indicated Value	91,654	63.21	Per SqFt
Agland Value	784		
Site Improvements	41,175		
Total Value	133,613	92.15	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	7552	20x4		80	21.04		1,683
PRCH	SLAB PORCH - COVERED	7553	32x13		416	20.17		8,391



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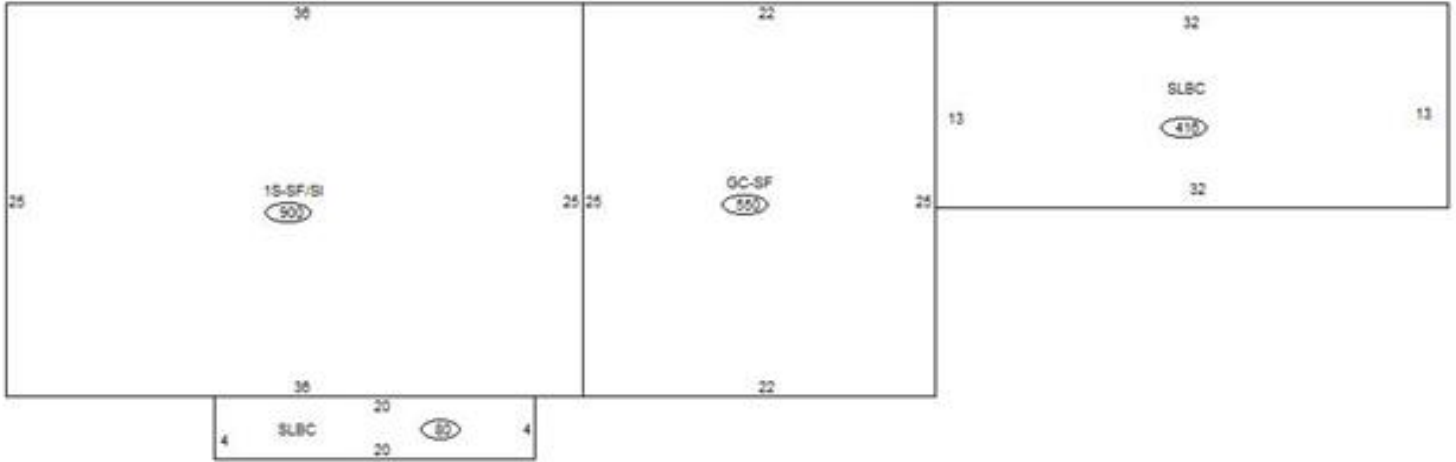
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	80	1.000	80
2	M	PRCH		10	SLBC	416	1.000	416
3	R	22		10	GC-SF	550	1.000	550
4	R	1	Slab	10	1S-SF/SI	900	1.000	900
Total Building Area						1,450		1,450



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
CPAT	Carport - Attached		24x48x8	Concrete	Formed Metal	1,152
Qual	3	Cond 3	Year 2007	Eff Age 14		
Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)		RCNLD
Base Cost (10.26 x 1,152)		11,820		11,820	6,619	5,201
EQSH	Equipment Shed		25x98x14	Gravel	Formed Metal	2,450
Qual	2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (14.64 x 2,450)		35,868		35,868	17,575	18,293
SHDS	Shed - Small		10x14x8	Plank	Formed Metal	140
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (26.10 x 140)		3,654		3,654	2,156	1,498
SHIP	Shipping/Storage Container		8x20x0			160
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)		RCNLD
Base Cost (6.25 x 160)		1,000		1,000	790	210
SHIP	Shipping/Storage Container		8x20x0			160
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)		RCNLD
Base Cost (6.25 x 160)		1,000		1,000	790	210
UTIL	Utility Building		20x40x10	Concrete	Formed Metal	800
Qual	5	Cond 3	Year 1990	Eff Age 27		
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
Base Cost (39.86 x 800)		31,888		31,888	17,538	14,350
LNT0	Lean To - Attached		16x40x8	Gravel		640
Qual	2	Cond 3	Year 1990	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (0.00 x 640)						



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	16x40x8	Gravel	Formed Metal	640
	Qual 3	Cond 3	Year 1990	Eff Age 27		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (8.76 x 640) 5,606			5,606 4,485	1,121

	LOAF	Loafing Shed	10x20x8	Dirt	Galvanized Metal	200
	Qual 3	Cond 3	Year 1985	Eff Age 31		

Valuation Summary	Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (6.64 x 200) 1,328			1,328 1,036	292



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Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable	1							
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value		D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-16\IMG 9/16/2021						
Adjustments		GRM Approach						
Lot Value		GRM Code						
Residential Data		Gross Rent 0.00						
Type	1 Single Family Residence	Indicated Value						
Condition	2.5 - Fair	Multiple Regression						
Quality	1 - Low	MRA Code						
Architecture	MTL METAL HOME	Adusted R						
Style	100% One Story	Indicated Value						
Exterior Wall	100% Frame, Siding, Metal	Direct Comparables						
Base/Total Area	1,200 / 1,200	Selection Model 1 Res						
Style	100% One Story	Adjustment Model A2 AO Test						
HVAC	100% Warmed & Cooled Air	Comparables						
Roof Cover	4 Metal, Preformed	Indicated Value						
Area on Slab	1,200	Value Reconciliation						
Fixture/RghIn	11 /	Selected Approach Cost Approach						
Bed/F/H Bath	3 / 1.0 /	Improvements 87,725						
Basement Area		Lot Value						
Garage Type		Indicated Value 87,725 73.10 Per SqFt						
Remodel		Agland Value						
Year/Eff Age	2007 / 17	Site Improvements 7,271						
Cost Approach		Total Value 94,996 79.16 Total Value Per SqFt						
Manual : 01/2025								
Base Cost	77.74	Total Misc Impr	+ 5,626					
Roofing Adj	+ 4.35	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 127,138					
Heat/Cool Adj	+ 9.48	Depreciation (31%)	- 39,413					
Plumbing Adj	+ 9.69	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 87,725					
Adj Base Cost	= 101.26	Lot Value	+ 0					
Total Area	x 1,200	Indicated Value	= 87,725					
Adjusted Cost	= 121,512	Value Per SqFt	73.10					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	136966	20x16		320	17.58		5,626



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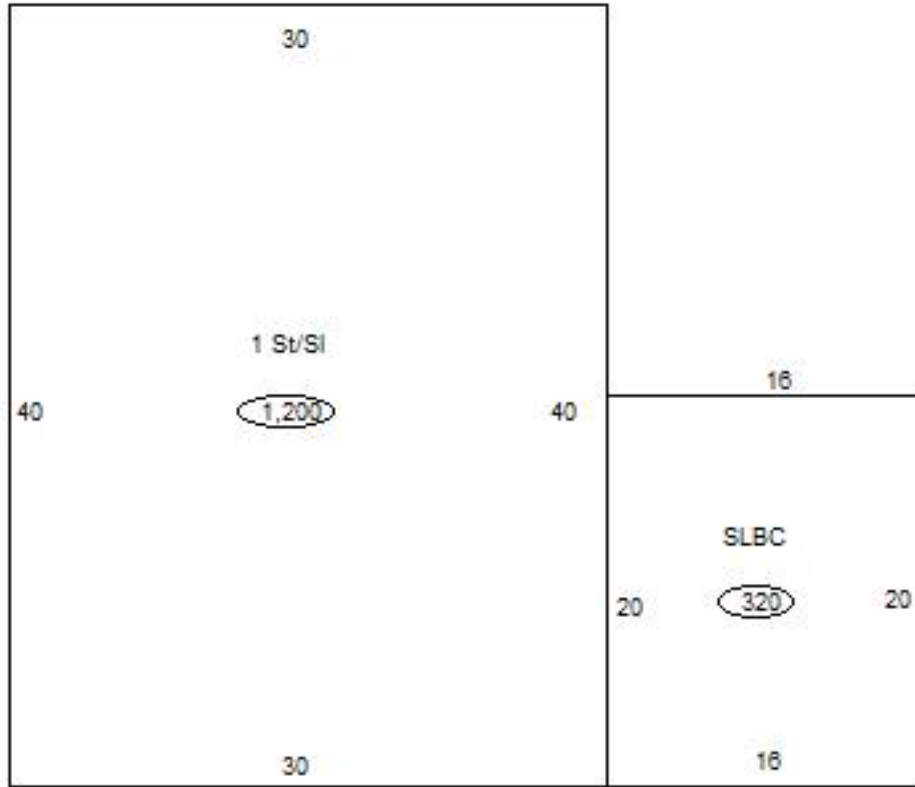
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,200	1.000	1,200
2	M	PRCH		13	SLBC	320	1.000	320
Total Building Area						1,200		1,200



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	16x20x0	Concrete	Formed Metal	320
	Qual 3	Cond 3	Year 2007	Eff Age 14		

Valuation Summary	Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (32.93 x 320)	10,538	10,538	3,267	7,271



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			2.500	143	143	357	357
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61			2.500	171	171	427	427
IMP PST Totals						5.000			784	784
Total Agland						5.000			784	784