



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660003878 <b>Parcel ID</b> 000000-00-0-10350-002-0015 <b>Cadastral ID</b> 05-21-16-01230 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 329071 MEYER, VIRGINIA & JAMES FAMILY TRUST  PO BOX 1581 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 01402 PARADISE PARK <b>Subdivision</b> PARKWAY <b>Lot/Block</b> 0015 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0008.JPG 4/21/2023</p>														
<b>Legal Description</b> Lat/Long: 36.32543039 -95.62428861																			
LOT 15 BLOCK 2 PARKWAY					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	GRIGGS REAL ESTATE LLC	02/08/2023	300,000	YES										
					1451/167	GRIGGS, RONNIE J & KAREN F	02/20/2003	0	5										
					775/365			95,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2024		<b>Land Value</b>	115,626	115,626	11%	12,719	<b>Assessed</b>	33,423 3,089.29										
<b>Year Frozen</b>	0		<b>Improvements</b>	188,216	188,216		20,704	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0 0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	303,842	303,842		33,423	<b>Total Taxable</b>	33,423 3,089.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660003878	MEYER, VIRGINIA &			17	299,938	0	32,993	3,050.00										
2024	2024-660003878	MEYER, VIRGINIA &			17	302,707	0	33,297	3,077.00										
2023	2023-660003878	MEYER, VIRGINIA &			17	173,366	0	16,003	1,466.00										
2022	2022-660003878	GRIGGS REAL ESTATE LLC			17	138,561	0	15,242	1,411.00										
2021	2021-660003878	GRIGGS REAL ESTATE LLC			17	146,116	0	16,073	1,419.00										
2020	2020-660003878	GRIGGS REAL ESTATE LLC			17	143,704	0	15,807	1,447.00										
2019	2019-660003878	GRIGGS REAL ESTATE LLC			17	139,595	0	15,355	1,422.00										
2018	2018-660003878	GRIGGS REAL ESTATE LLC			17	148,788	0	16,367	1,512.00										
2017	2017-660003878	GRIGGS REAL ESTATE LLC			17	147,579	0	15,806	1,452.00										
2016	2016-660003878	GRIGGS REAL ESTATE LLC			17	140,931	0	15,053	1,413.00										
2015	2015-660003878	GRIGGS REAL ESTATE LLC			17	138,049	0	14,336	1,293.00										
2014	2014-660003878	GRIGGS REAL ESTATE LLC			17	138,463	0	13,654	1,266.00										
2013	2013-660003878	GRIGGS REAL ESTATE LLC			17	133,224	0	13,004	1,190.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2906		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	12,659.00 x 4.35 = 55,060		
Factor Value			
Adjustments	2.1000		
Lot Value	115,626		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,484 / 2,104
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,484
Fixture/RghIn	17 /
Bed/F/H Bath	6 / 4.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	LARGE -
Year/Eff Age	1987 / 25

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	235,724 112.04 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	188,216
Lot Value	115,626
Indicated Value	303,842 144.41 Per SqFt
Agland Value	
Site Improvements	
Total Value	303,842 144.41 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.82	Total Misc Impr	+ 8,272
Roofing Adj	+ 2.96	Garage Cost	+ 20,835
Subfloor Adj	+ -0.66	Total RCN	= 298,756
Heat/Cool Adj	+ 11.69	Depreciation ( 37%)	- 110,540
Plumbing Adj	+ 10.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 188,216
Adj Base Cost	= 128.16	Lot Value	+ 115,626
Total Area	x 2,104	Indicated Value	= 303,842
Adjusted Cost	= 269,649	Value Per SqFt	144.41

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9753	10x5		50	26.18		1,309
PRCH	SLAB PORCH - COVERED	9754	10x5		50	26.18		1,309
PRCH	SLAB PORCH - COVERED	9755	12x9		108	26.18		2,827
PRCH	SLAB PORCH - COVERED	9756	12x9		108	26.18		2,827



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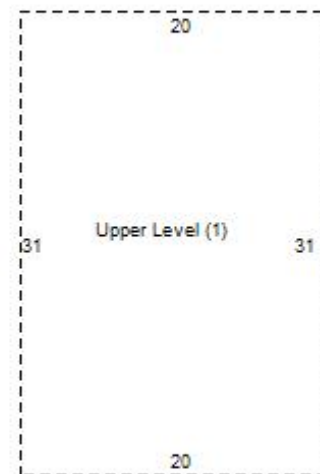
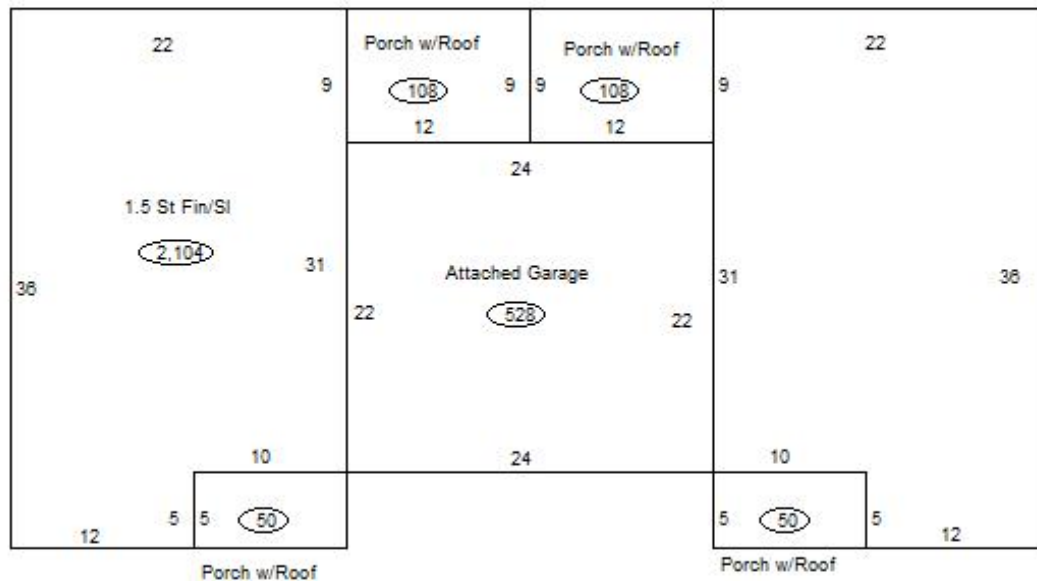
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### Sketch Image

660003878



### 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/Sl	1,484	1.418	2,104
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	50	1.000	50
4	M	PRCH		13	SLBC	50	1.000	50
5	M	PRCH		13	SLBC	108	1.000	108
6	M	PRCH		13	SLBC	108	1.000	108
7	U	^UL		13	Upper Level (1)	620	1.000	620
<b>Total Building Area</b>						1,484		2,104