



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:36:39
Page 1

Assessment Data					Primary Image				
Account	660004109								
Parcel ID	000000-00-0-10260-002-0021								
Cadastral ID	05-21-16-06600								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	66224								
LIGGANS, CONNIE L									
213 N BUTTERNUT AVE BROKEN ARROW OK 74012-8582									
Parcel Location									
Situs	01106 W 16TH ST N								
Subdivision	MEADOW VIEW								
Lot/Block	0021 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	5 / 21 / 16 / 5								
Neighborhood	1183 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32418879 -95.62241644									
Building Permits									
LOT 21 BLOCK 2 MEADOW VIEW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					856/870				0 No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	35,680	25,501	11%	2,805	Assessed	8,330	769.94
Year Frozen	0	Improvements	63,099	50,230		5,525	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	98,779	75,731		8,330	Total Taxable	8,330	770.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004109	LIGGANS, CONNIE L	17	96,694	0	7,934	733.00		
2024	2024-660004109	LIGGANS, CONNIE L	17	96,131	0	7,556	698.00		
2023	2023-660004109	LIGGANS, CONNIE L	17	74,665	0	7,196	659.00		
2022	2022-660004109	LIGGANS, CONNIE L	17	62,305	0	6,854	634.00		
2021	2021-660004109	LIGGANS, CONNIE L	17	63,162	0	6,948	614.00		
2020	2020-660004109	LIGGANS, CONNIE L	17	63,145	0	6,946	636.00		
2019	2019-660004109	LIGGANS, CONNIE L	17	60,855	0	6,694	620.00		
2018	2018-660004109	LIGGANS, CONNIE L	17	66,823	0	7,351	679.00		
2017	2017-660004109	LIGGANS, CONNIE L	17	66,345	0	7,298	670.00		
2016	2016-660004109	LIGGANS, CONNIE L	17	64,924	0	7,142	670.00		
2015	2015-660004109	LIGGANS, CONNIE L	17	67,633	0	7,440	671.00		
2014	2014-660004109	LIGGANS, CONNIE L	17	69,580	0	7,654	710.00		
2013	2013-660004109	LIGGANS, CONNIE L	17	67,039	0	7,374	675.00		




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Time 02:36:39
Page 2

Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10000 Non-Ag Acres 0.1638 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 7,136.00 x 5.00 = 35,680 Factor Value Adjustments 1.0000 Lot Value 35,680		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	892 / 892
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	892
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	450 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

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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	103,432	115.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	115,660		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.26	Total Misc Impr	+ 2,348				
Roofing Adj	+ 4.46	Garage Cost	+ 10,787				
Subfloor Adj	+ 0.00	Total RCN	= 128,774				
Heat/Cool Adj	+ 10.30	Depreciation (51%)	- 65,675				
Plumbing Adj	+ 5.62	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 63,099				
Adj Base Cost	= 129.64	Lot Value	+ 35,680				
Total Area	x 892	Indicated Value	= 98,779				
Adjusted Cost	= 115,639	Value Per SqFt	110.74				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	63,099		
Lot Value	35,680		
Indicated Value	98,779	110.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	98,779	110.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10535	9x6		54	21.12		1,140
PATO	SLAB PORCH - OPEN	10536	12x10		120	10.07		1,208



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 Time 02:36:39
 Page 3

Sketch Image

660004109



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	892	1.000	892
2	G	1		13	Attached Garage	450	1.000	450
3	M	PRCH		13	SLBC	54	1.000	54
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						892		892