



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:23:06
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Assessment Data					Primary Image				
Account	660010803								
Parcel ID	000000-00-0-10210-001-0001								
Cadastral ID	10-21-16-06710								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	89174								
BIGGS, JOSEPH E &									
SHARIE									
944 E 13TH ST CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00944 E 13TH ST N								
Subdivision	JEAN ANN								
Lot/Block	0001 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	10 / 21 / 16 / 5								
Neighborhood	1162 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description									
Lat/Long: 36.31800890 -95.59267794									
LOT 1 BLOCK 1 JEAN ANN									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
972/621	CHANTHAVONG, SANG~THAVONGDA	10/28/1994	52,500	Yes					
952/563	SELLER	04/04/1994	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	75,286	26,260	11%	2,889	Assessed	11,149	1,030.50
Year Frozen	0	Improvements	80,000	75,089		8,260	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	155,286	101,349		11,149	Total Taxable	10,149	938.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660010803	BIGGS, JOSEPH E &	17	152,697	1000	9,823	908.00		
2024	2024-660010803	BIGGS, JOSEPH E &	17	139,202	1000	9,509	879.00		
2023	2023-660010803	BIGGS, JOSEPH E &	17	114,995	1000	9,202	843.00		
2022	2022-660010803	BIGGS, JOSEPH E &	17	90,050	1000	8,906	824.00		
2021	2021-660010803	BIGGS, JOSEPH E &	17	95,241	1000	9,477	837.00		
2020	2020-660010803	BIGGS, JOSEPH E &	17	95,863	1000	9,329	854.00		
2019	2019-660010803	BIGGS, JOSEPH E &	17	91,164	1000	9,028	836.00		
2018	2018-660010803	BIGGS, JOSEPH E &	17	93,770	1000	8,874	820.00		
2017	2017-660010803	BIGGS, JOSEPH E &	17	93,072	1000	8,585	788.00		
2016	2016-660010803	BIGGS, JOSEPH E &	17	90,915	1000	8,307	780.00		
2015	2015-660010803	BIGGS, JOSEPH E &	17	88,393	1000	8,036	725.00		
2014	2014-660010803	BIGGS, JOSEPH E &	17	90,848	1000	7,773	721.00		
2013	2013-660010803	BIGGS, JOSEPH E &	17	85,999	1000	7,517	688.00		



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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3171	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,814.00 x 5.45 = 75,286	
Factor Value		
Adjustments	1.0000	
Lot Value	75,286	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,058 / 1,058
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,058
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36



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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	121,817	115.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	130,570		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	102.92	Total Misc Impr	+	2,294	
Roofing Adj	+ 4.24	Garage Cost	+	11,733	
Subfloor Adj	+ 0.00	Total RCN	=	150,943	
Heat/Cool Adj	+ 10.30	Depreciation (47%)	-	70,943	
Plumbing Adj	+ 11.95	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	80,000	
Adj Base Cost	= 129.41	Lot Value	+	75,286	
Total Area	x 1,058	Indicated Value	=	155,286	
Adjusted Cost	= 136,916	Value Per SqFt		146.77	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	80,000		
Lot Value	75,286		
Indicated Value	155,286	146.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	155,286	146.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25800	10x7		70	21.07		1,475
PATO	SLAB PORCH - OPEN	143634	10x8		80	10.24		819



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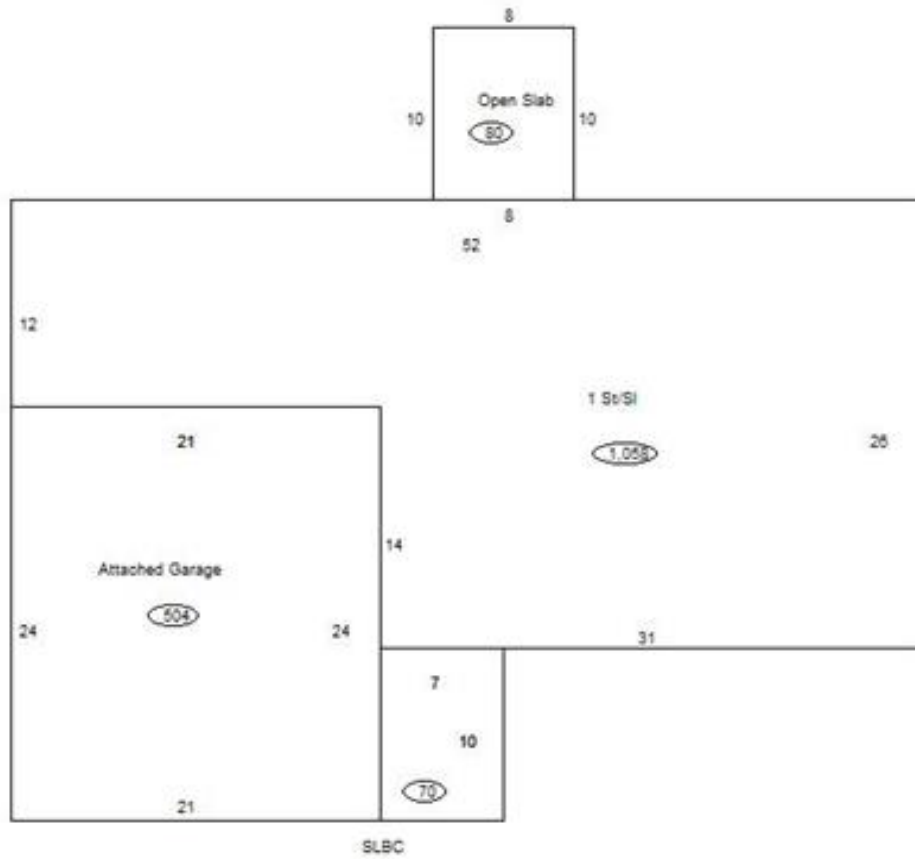
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Sketch Image

660010803



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,058	1.000	1,058
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	70	1.000	70
4	M	PATO		10	Open Slab	80	1.000	80
Total Building Area						1,058		1,058