



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:15:46
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Assessment Data					Primary Image																																																																																																																				
Account 660011879 Parcel ID 21N15E-11-3-00000-000-0000 Cadastral ID 11-21-15-02300 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 339386 BIGGS, JOYCE & SANDRA MEEKS TRUSTEES THE JOYCE & SANDRA FAMILY TRUST 20877 S 4110 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 20877 S 4110 RD Subdivision Lot/Block / Parcel Size 1.14 - Acres Sec/Twn/Rng 11 / 21 / 15 / 3 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30901315 -95.68597548 N2 NW SW SW SW LESS TR TO ODOT FOR HWY 20 DESC AS BEG SW/C THEREOF; N01.0840W 164.63'; N88.5349E 16.50'; S10.0138E 166 65'; S88.5355W 42.23' TO POB.					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</td> <td>R19-PER DRIVE BY REMODEL</td> <td>11/2016</td> <td>12/2017</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R19-PER DRIVE BY REMODEL	11/2016	12/2017																																																																																																							
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	1.243	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	54,146.00 x 1.04 = 56,446	
Factor Value		
Adjustments	1.5556	
Lot Value	87,809	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,230 / 2,230
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,230
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	REVITALIZE -
Year/Eff Age	1973 / 14



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	222,034	99.57	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	110.25	Total Misc Impr	+	11,196			
Roofing Adj	+ 5.24	Garage Cost	+				
Subfloor Adj	+ -3.40	Total RCN	=	315,792			
Heat/Cool Adj	+ 14.47	Depreciation (14%)	-	44,211			
Plumbing Adj	+ 10.03	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	271,581			
Adj Base Cost	= 136.59	Lot Value	+	87,809			
Total Area	x 2,230	Indicated Value	=	359,390			
Adjusted Cost	= 304,596	Value Per SqFt		161.16			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	271,581		
Lot Value	87,809		
Indicated Value	359,390	161.16	Per SqFt
Agland Value			
Site Improvements	10,192		
Total Value	369,582	165.73	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	6,429.63		6,430
PATO	SLAB PORCH - OPEN	28440	10x10		100	12.93		1,293
PATO	SLAB PORCH - OPEN	28441	228		228	11.36		2,590
PRCH	SLAB PORCH - COVERED	28442	6x5		30	29.44		883



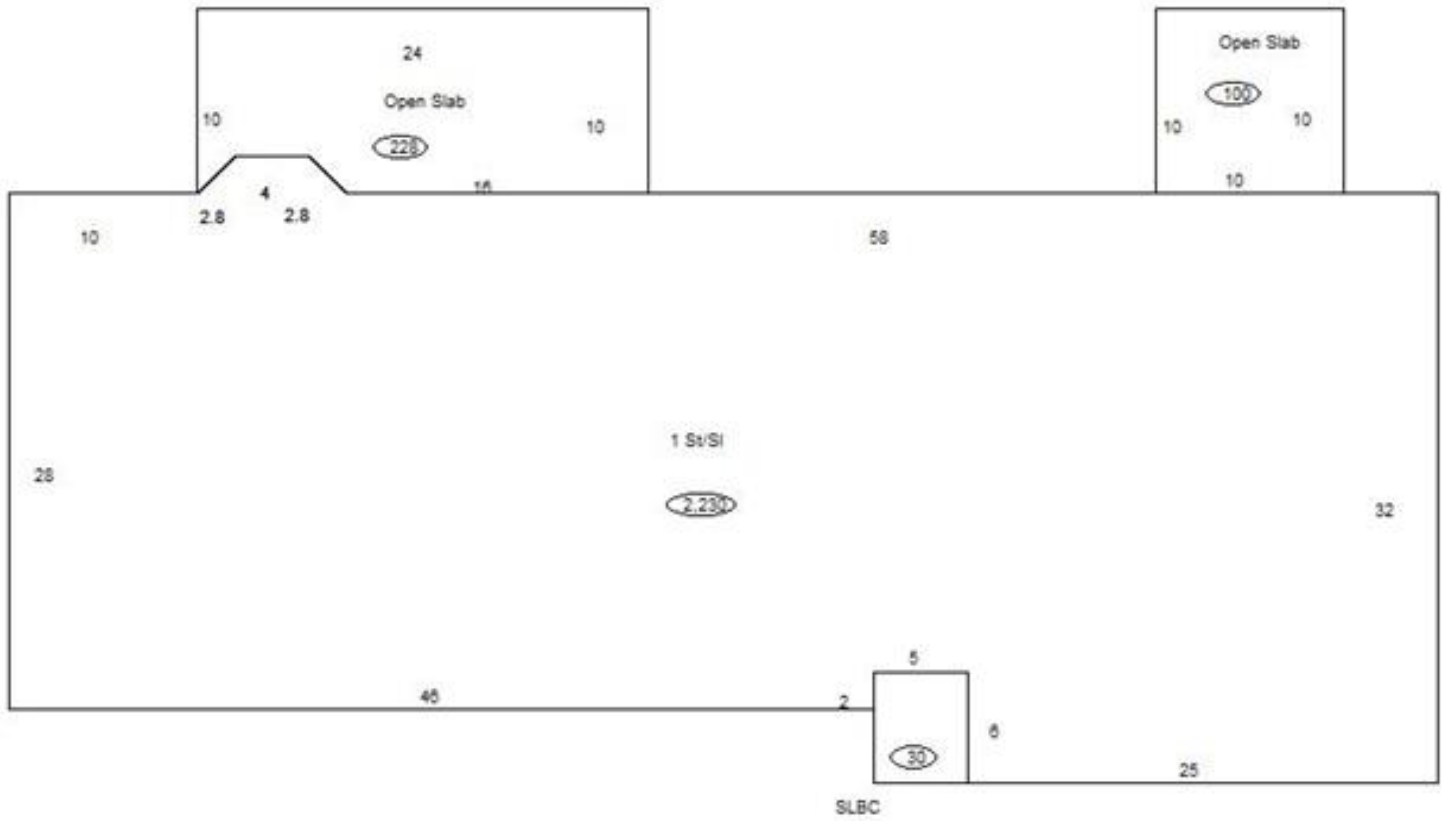
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,230	1.000	2,230
2	M	PATO		10	Open Slab	100	1.000	100
3	M	PATO		10	Open Slab	228	1.000	228
4	M	PRCH		10	SLBC	30	1.000	30
Total Building Area						2,230		2,230



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			910
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (16.00 x 910)		14,560	14,560	4,368		10,192