



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:34:57  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012491 <b>Parcel ID</b> 000000-00-0-10140-001-0027 <b>Cadastral ID</b> 12-21-15-01450 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 80834 BIGGS, KATHY ALEXANDER & HAL HUGH  PO BOX 2401 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 03204 CLUB ST <b>Subdivision</b> HERITAGE HILLS SUB <b>Lot/Block</b> 0027 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 12 / 21 / 15 / 5 <b>Neighborhood</b> 1167 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31803201 -95.65371721																																																																																																																									
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2488	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,836.00 x 4.37 = 47,353	
Factor Value		
Adjustments	1.0000	
Lot Value	47,353	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,643 / 1,643
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,643
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0714\IMG\_0035. 7/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	174,484	106.20	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	205,110 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	134,600		
Lot Value	47,353		
Indicated Value	181,953	110.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	181,953	110.74	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.81	Total Misc Impr	+	15,066			
Roofing Adj	+ 4.44	Garage Cost	+	13,810			
Subfloor Adj	+ -1.15	Total RCN	=	236,140			
Heat/Cool Adj	+ 11.47	Depreciation ( 43%)	-	101,540			
Plumbing Adj	+ 8.58	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	134,600			
Adj Base Cost	= 126.15	Lot Value	+	47,353			
Total Area	x 1,643	Indicated Value	=	181,953			
Adjusted Cost	= 207,264	Value Per SqFt		110.74			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	29885	13x7		91	23.98		2,182
PRCH	SLAB PORCH - COVERED	29886	24x14		336	23.18		7,788



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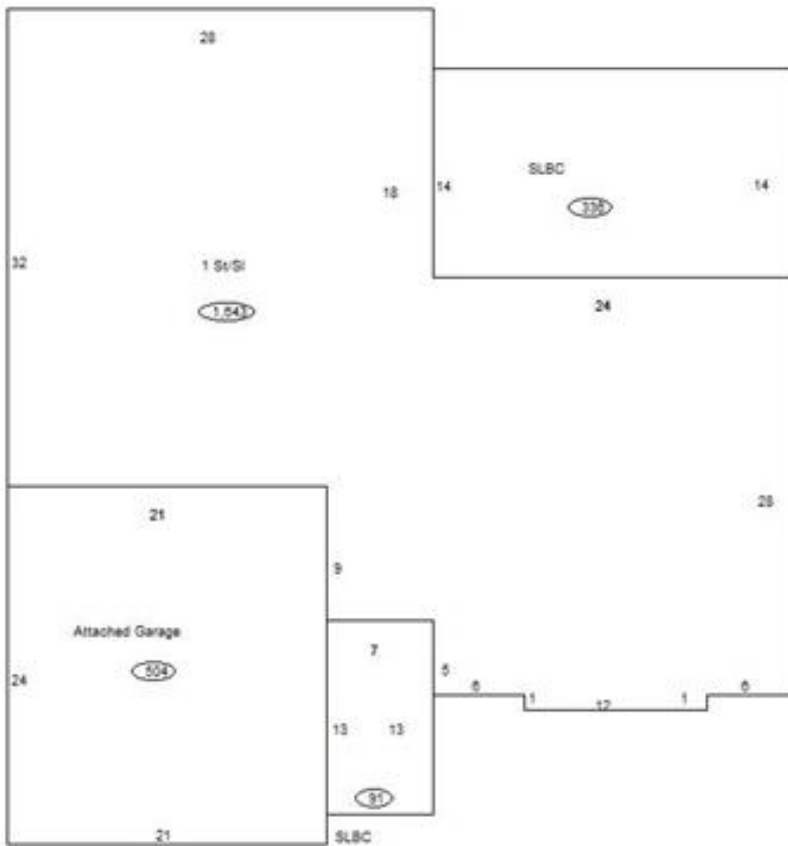
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### Sketch Image

660012491



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,643	1.000	1,643
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	91	1.000	91
4	M	PRCH		10	SLBC	336	1.000	336
<b>Total Building Area</b>						<b>1,643</b>		<b>1,643</b>