



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 13:26:32
Page 1

Assessment Data					Primary Image									
Account	660087051				No Image On File									
Parcel ID	000000-00-0-10487-005-0002													
Cadastral ID	07-21-16-13430													
Property Type	REAL - Real Property													
Property Class	DENT	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	299372													
RIGGINS, OSCAR ARRON														
216 N OSEUMA AVE APT #4 CLAREMORE OK 74017-0000														
Parcel Location														
Situs														
Subdivision	WESTWOOD VILLAS II													
Lot/Block	/	Parcel Size	1 - Lots											
Sec/Twn/Rng	7 / 21 / 16 / 5													
Neighborhood	1180 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31063154 -95.64525835														
Building Permits														
WESTWOOD VILLAS II RESERVE AREA														
<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	GRECO PROPERTIES INC	11/27/2019	0	9					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	164,947	0	11%	Assessed	0	0.00						
Year Frozen	0	Improvements	0	0	0	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	164,947	0	0	Total Taxable	0	0.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660087051	RIGGINS, OSCAR ARRON	17	164,947	0		.00							
2024	2024-660087051	RIGGINS, OSCAR ARRON	17	374,723	0		.00							
2023	2023-660087051	RIGGINS, OSCAR ARRON	17	45,000	0		.00							
2022	2022-660087051	RIGGINS, OSCAR ARRON	17	3,011	0		.00							
2021	2021-660087051	RIGGINS, OSCAR ARRON	17	3,011	0		.00							
2020	2020-660087051	GRECO PROPERTIES INC	17	3,011	0		.00							
2019	2019-660087051	GRECO PROPERTIES INC	17	3,011	0		.00							
2018	2018-660087051	GRECO PROPERTIES INC	17	3,011	0		.00							
2017	2017-660087051	GRECO PROPERTIES INC	17	3,011	0		.00							
2016	2016-660087051	GRECO PROPERTIES INC	17	3,011	0		.00							
2015	2015-660087051	GRECO PROPERTIES INC	17	3,011	0		.00							
2014	2014-660087051	GRECO PROPERTIES INC	17	3,011	0		.00							
2013	2013-660087051	GRECO PROPERTIES INC	17	3,011	0		.00							



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Lot Data		Square-Foot - NBHD 1180 #1		Primary Image				
Lot Size	80 x 140							
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	4.2812							
Topography	LEVEL							
Street Access	W/SIDEWALK							
Utilities	ALL							
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	186,489.00 x .88 = 164,947							
Factor Value								
Adjustments	1.0000							
Lot Value	164,947							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adjusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	A	Adam Test		
Roof Cover				Adjustment Model	1	2022 Residential		
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	164,947			
Year/Eff Age /				Indicated Value	164,947	0.00	Per SqFt	
Cost Approach		Manual : 01/2025		Agland Value				
Base Cost	0.00	Total Misc Impr	+	0	Site Improvements			
Roofing Adj	+ 0.00	Garage Cost	+		Total Value	164,947	0.00 Total Value Per SqFt	
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	164,947				
Total Area	x	Indicated Value	=	164,947				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value