




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image																									
Account 660108759 Parcel ID 21N15E-12-3-00000-002-0000 Cadastral ID 12-21-15-00470 Property Type REAL - Real Property Property Class UA VI Area 4 Tax Area 34 - CLARM OT & SCHL/NW FD Name ID 343609 RIGGS, GLEN BRUCE & TOBI LEA 20901 ROCKPORT DR CLAREMORE OK 74019-0000 Parcel Location Situs 20901 ROCKPORT DR Subdivision Lot/Block / Parcel Size 5.01 - Acres Sec/Twn/Rng 12 / 21 / 15 / 3 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS	 <p>660108759 07/09/24</p> <p>7/9/2024</p>																									
Legal Description Lat/Long: 36.31262188 -95.66117744 TR DESC 2024-000926 AS COM NE/C NW SE; S88.4548W 1312.32'; S88 3843W 207.22'; S01.0933E 449.24' TO POB; S01.0933E 210'; N88.4601E 523.21'; S01.0936E 659.04'; N88.4401E 125.84'; N01.1923W 869.17'; S88 4459W 646.58' 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>S24</td> <td>S25 SPLIT</td> <td>02/2024</td> <td>06/2024</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	S24	S25 SPLIT	02/2024	06/2024																
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Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	
Remove Cap		Land Value	572	572	11%	63	Assessed	41,191	4,384.43
Year Frozen		Improvements	374,544	373,888		41,128	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,348	-129.00
TIF Project ID	0	Total Value	375,116	374,460		41,191	Total Taxable	39,843	4,255.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108759	RIGGS, GLEN BRUCE & TOBI LEA	34	363,554	1348	38,643	4,127.00	
2024	2024-660108759	RIGGS, GLEN BRUCE & TOBIE LEA	34	1,175	0	129	14.00	



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,063 / 2,063
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,063
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 / 1.0
Basement Area	
Garage Type	1,118 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	112.94	Total Misc Impr	+ 30,774
Roofing Adj	+ 6.01	Garage Cost	+ 63,625
Subfloor Adj	+ -4.62	Total RCN	= 382,188
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 7,644
Plumbing Adj	+ 8.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 374,544
Adj Base Cost	= 139.50	Lot Value	+ 374,544
Total Area	x 2,063	Indicated Value	= 374,544
Adjusted Cost	= 287,789	Value Per SqFt	181.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	374,544		
Lot Value			
Indicated Value	374,544	181.55	Per SqFt
Agland Value	572		
Site Improvements			
Total Value	749,660	363.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160545	44x8		352	31.77		11,183
PRCH	Porch	160546	390		390	31.66		12,347
FPR1	Fireplace - Residential 1 Story			1 2024	1	7,243.87		7,244
SHLT	STORM SHELTER - AG IN SFR			1 2025	1	0.00		



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			1.782	108	108	192	192
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			2.970	121	121	358	358
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.258	85	85	22	22
TMBR Totals						5.010			572	572
Total Agland						5.010			572	572