



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:30:36
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000257 Parcel ID 000000-00-0-00738-001-0036 Cadastral ID 01-20-15-05140 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 294375 COCHRAN, TERI S 25473 S CONCORD DR CLAREMORE OK 74019-0000 Parcel Location Situs 25473 S CONCORD DR Subdivision SHEPHERD VALLEY Lot/Block 0036 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000257_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24268307 -95.66620416 LOT 36 BLOCK 1 SHEPHERD VALLEY																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>6935</td> <td>NEW HOME</td> <td>07/2001</td> <td>11/2001</td> <td>50,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6935	NEW HOME	07/2001	11/2001	50,000																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
6935	NEW HOME	07/2001	11/2001	50,000																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2008</td> <td>Land Value 28,691</td> <td>21,747</td> <td>11%</td> <td>2,392</td> <td>Assessed</td> <td>15,078</td> <td>1,570.10</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 130,296</td> <td>115,331</td> <td></td> <td>12,686</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 158,987</td> <td>137,078</td> <td></td> <td>15,078</td> <td>Total Taxable</td> <td>14,078</td> <td>1,483.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2008	Land Value 28,691	21,747	11%	2,392	Assessed	15,078	1,570.10	Year Frozen	0	Improvements 130,296	115,331		12,686	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value 158,987	137,078		15,078	Total Taxable	14,078	1,483.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1846/141</td> <td>DEUTSCHE BANK NATL TRST CO</td> <td>01/26/2007</td> <td>85,000</td> <td>3</td> </tr> <tr> <td>1772/928</td> <td>SARTEN, BRYAN K & LISA C</td> <td>05/02/2006</td> <td>0</td> <td>10</td> </tr> <tr> <td>1326/150</td> <td>FREEMAN, LYNN B INC</td> <td>10/12/2001</td> <td>85,000</td> <td>YES</td> </tr> <tr> <td>1306/964</td> <td>VERDIGRIS VALLEY~CONSTRUCTION</td> <td>07/25/2001</td> <td>0</td> <td>11</td> </tr> <tr> <td>858/374</td> <td></td> <td></td> <td>190,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1846/141	DEUTSCHE BANK NATL TRST CO	01/26/2007	85,000	3	1772/928	SARTEN, BRYAN K & LISA C	05/02/2006	0	10	1326/150	FREEMAN, LYNN B INC	10/12/2001	85,000	YES	1306/964	VERDIGRIS VALLEY~CONSTRUCTION	07/25/2001	0	11	858/374			190,000	No																																					
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																																																	
Remove Cap	2008	Land Value 28,691	21,747	11%	2,392	Assessed	15,078	1,570.10																																																																																																																	
Year Frozen	0	Improvements 130,296	115,331		12,686	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00																																																																																																																	
TIF Project ID	0	Total Value 158,987	137,078		15,078	Total Taxable	14,078	1,483.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
1846/141	DEUTSCHE BANK NATL TRST CO	01/26/2007	85,000	3																																																																																																																					
1772/928	SARTEN, BRYAN K & LISA C	05/02/2006	0	10																																																																																																																					
1326/150	FREEMAN, LYNN B INC	10/12/2001	85,000	YES																																																																																																																					
1306/964	VERDIGRIS VALLEY~CONSTRUCTION	07/25/2001	0	11																																																																																																																					
858/374			190,000	No																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660000257</td><td>COCHRAN, TERI S</td><td>80</td><td>151,651</td><td>1000</td><td>13,640</td><td>1,437.00</td></tr> <tr><td>2024</td><td>2024-660000257</td><td>COCHRAN, TERI S</td><td>80</td><td>164,205</td><td>1000</td><td>13,213</td><td>1,276.00</td></tr> <tr><td>2023</td><td>2023-660000257</td><td>COCHRAN, TERI S</td><td>80</td><td>129,002</td><td>1000</td><td>12,799</td><td>1,218.00</td></tr> <tr><td>2022</td><td>2022-660000257</td><td>COCHRAN, TERI S</td><td>80</td><td>129,079</td><td>1000</td><td>12,007</td><td>1,164.00</td></tr> <tr><td>2021</td><td>2021-660000257</td><td>COCHRAN, TERI S</td><td>80</td><td>119,652</td><td>1000</td><td>11,628</td><td>1,098.00</td></tr> <tr><td>2020</td><td>2020-660000257</td><td>COCHRAN, TERI S</td><td>80</td><td>112,779</td><td>1000</td><td>11,261</td><td>1,066.00</td></tr> <tr><td>2019</td><td>2019-660000257</td><td>COCHRAN, TERI S</td><td>80</td><td>108,214</td><td>1000</td><td>10,904</td><td>1,049.00</td></tr> <tr><td>2018</td><td>2018-660000257</td><td>COCHRAN, TERI S</td><td>80</td><td>112,228</td><td>1000</td><td>11,345</td><td>1,091.00</td></tr> <tr><td>2017</td><td>2017-660000257</td><td>COCHRAN, TERI S</td><td>80</td><td>111,293</td><td>1000</td><td>11,242</td><td>1,084.00</td></tr> <tr><td>2016</td><td>2016-660000257</td><td>COCHRAN, TERI S</td><td>80</td><td>108,410</td><td>1000</td><td>10,925</td><td>1,057.00</td></tr> <tr><td>2015</td><td>2015-660000257</td><td>COCHRAN, TERI S</td><td>80</td><td>105,889</td><td>1000</td><td>10,648</td><td>1,039.00</td></tr> <tr><td>2014</td><td>2014-660000257</td><td>COCHRAN, TERI S</td><td>80</td><td>111,765</td><td>1000</td><td>10,631</td><td>982.00</td></tr> <tr><td>2013</td><td>2013-660000257</td><td>COCHRAN, TERI S</td><td>80</td><td>105,319</td><td>1000</td><td>10,292</td><td>984.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660000257	COCHRAN, TERI S	80	151,651	1000	13,640	1,437.00	2024	2024-660000257	COCHRAN, TERI S	80	164,205	1000	13,213	1,276.00	2023	2023-660000257	COCHRAN, TERI S	80	129,002	1000	12,799	1,218.00	2022	2022-660000257	COCHRAN, TERI S	80	129,079	1000	12,007	1,164.00	2021	2021-660000257	COCHRAN, TERI S	80	119,652	1000	11,628	1,098.00	2020	2020-660000257	COCHRAN, TERI S	80	112,779	1000	11,261	1,066.00	2019	2019-660000257	COCHRAN, TERI S	80	108,214	1000	10,904	1,049.00	2018	2018-660000257	COCHRAN, TERI S	80	112,228	1000	11,345	1,091.00	2017	2017-660000257	COCHRAN, TERI S	80	111,293	1000	11,242	1,084.00	2016	2016-660000257	COCHRAN, TERI S	80	108,410	1000	10,925	1,057.00	2015	2015-660000257	COCHRAN, TERI S	80	105,889	1000	10,648	1,039.00	2014	2014-660000257	COCHRAN, TERI S	80	111,765	1000	10,631	982.00	2013	2013-660000257	COCHRAN, TERI S	80	105,319	1000	10,292	984.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660000257	COCHRAN, TERI S	80	151,651	1000	13,640	1,437.00																																																																																																																		
2024	2024-660000257	COCHRAN, TERI S	80	164,205	1000	13,213	1,276.00																																																																																																																		
2023	2023-660000257	COCHRAN, TERI S	80	129,002	1000	12,799	1,218.00																																																																																																																		
2022	2022-660000257	COCHRAN, TERI S	80	129,079	1000	12,007	1,164.00																																																																																																																		
2021	2021-660000257	COCHRAN, TERI S	80	119,652	1000	11,628	1,098.00																																																																																																																		
2020	2020-660000257	COCHRAN, TERI S	80	112,779	1000	11,261	1,066.00																																																																																																																		
2019	2019-660000257	COCHRAN, TERI S	80	108,214	1000	10,904	1,049.00																																																																																																																		
2018	2018-660000257	COCHRAN, TERI S	80	112,228	1000	11,345	1,091.00																																																																																																																		
2017	2017-660000257	COCHRAN, TERI S	80	111,293	1000	11,242	1,084.00																																																																																																																		
2016	2016-660000257	COCHRAN, TERI S	80	108,410	1000	10,925	1,057.00																																																																																																																		
2015	2015-660000257	COCHRAN, TERI S	80	105,889	1000	10,648	1,039.00																																																																																																																		
2014	2014-660000257	COCHRAN, TERI S	80	111,765	1000	10,631	982.00																																																																																																																		
2013	2013-660000257	COCHRAN, TERI S	80	105,319	1000	10,292	984.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:30:36
 Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3874 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,877.00 x 1.70 = 28,691 Factor Value Adjustments 1.0000 Lot Value 28,691		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,153 / 1,153
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,153
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 162,780 141.18 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 173,660 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.83	Total Misc Impr	+ 5,164	Roofing Adj	+ 4.60	Garage Cost	+ 16,207
Subfloor Adj	+ -1.18	Total RCN	= 170,027	Heat/Cool Adj	+ 11.47	Depreciation (24%)	- 40,806
Plumbing Adj	+ 12.21	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 129,221
Adj Base Cost	= 128.93	Lot Value	+ 28,691	Total Area	x 1,153	Indicated Value	= 157,912
		Value Per SqFt	136.96	Adjusted Cost	= 148,656		

Value Reconciliation
Selected Approach Cost Approach Improvements 129,221 Lot Value 28,691 Indicated Value 157,912 136.96 Per SqFt Agland Value Site Improvements 1,075 Total Value 158,987 137.89 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	819	30x10		300	14.68		4,404
PATO	Patio - Open	174618	10x5		50	10.86		543
PATO	Patio - Open	174619	5x4		20	10.86		217



Rogers

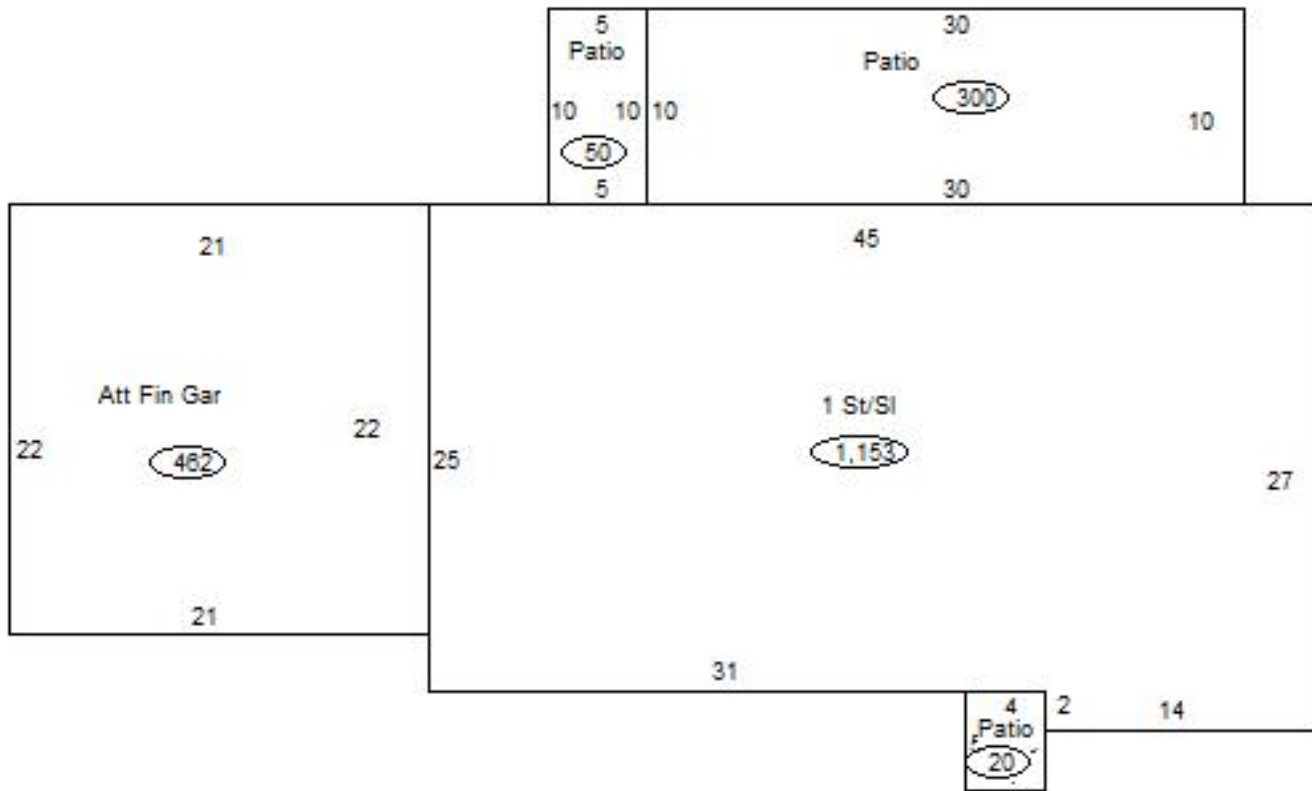
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:30:36
 Page 3

Sketch Image

660000257



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,153	1.000	1,153
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PATC		13	Patio	300	1.000	300
4	M	PATO		13	Patio	50	1.000	50
5	M	PATO		13	Patio	20	1.000	20
Total Building Area						1,153		1,153



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:30:36
Page 4

660000257

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x10x6	Base	Composition Shingle	80	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (24.87 x 80)	1,990		1,990	915	1,075