



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:23:23
Page 1

Assessment Data					Primary Image																																																					
Account 660003033 Parcel ID 000000-00-0-10365-002-0005 Cadastral ID 04-21-16-00230 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 310497 COBBS, THERESA & EDWINA MESSIMORE 325 E 15TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 00325 E 15TH ST Subdivision PATTERSON HEIGHTS Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (163)\IMG_0041.JPG 4/3/2023</p>																																																					
Legal Description Lat/Long: 36.32326158 -95.59831147																																																										
LOT 5 BLOCK 2 PATTERSON HEIGHTS					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> </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																																																	
H	Homestead	Yes	1,000	1,000	2352/494	GOODWIN, MICHAEL	08/28/2013	84,000	YES																																																	
					1191/334	STEIDLEY TRUST	09/02/1999	80,500	Yes																																																	
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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2014</td> <td>Land Value</td> <td>51,737</td> <td>35,725</td> <td>11%</td> <td>3,930</td> <td>Assessed</td> <td>11,929</td> <td>1,102.60</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>88,886</td> <td>72,716</td> <td> </td> <td>7,999</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>140,623</td> <td>108,441</td> <td> </td> <td>11,929</td> <td>Total Taxable</td> <td>10,929</td> <td>1,010.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2014	Land Value	51,737	35,725	11%	3,930	Assessed	11,929	1,102.60	Year Frozen	0	Improvements	88,886	72,716		7,999	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value	140,623	108,441		11,929	Total Taxable	10,929	1,010.00
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Assessment History																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660003033	COBBS, THERESA &	17	139,949	1000	10,581	978.00																																																			
2024	2024-660003033	COBBS, THERESA &	17	142,629	1000	10,244	947.00																																																			
2023	2023-660003033	COBBS, THERESA &	17	113,054	1000	9,916	908.00																																																			
2022	2022-660003033	COBBS, THERESA &	17	96,350	1000	9,599	889.00																																																			
2021	2021-660003033	COBBS, THERESA &	17	102,508	1000	10,276	907.00																																																			
2020	2020-660003033	COBBS, THERESA &	17	101,146	1000	10,070	922.00																																																			
2019	2019-660003033	COBBS, THERESA &	17	100,900	1000	9,748	903.00																																																			
2018	2018-660003033	COBBS, THERESA &	17	105,407	1000	9,435	872.00																																																			
2017	2017-660003033	COBBS, THERESA &	17	104,687	1000	9,131	839.00																																																			
2016	2016-660003033	COBBS, THERESA &	17	102,400	1000	8,836	829.00																																																			
2015	2015-660003033	COBBS, THERESA &	17	86,813	1000	8,549	771.00																																																			
2014	2014-660003033	COBBS, THERESA &	17	88,579	1000	8,744	811.00																																																			
2013	2013-660003033	COBBS, THERESA &	17	99,556	0	10,951	1,002.00																																																			



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Date 04/17/2026
Time 03:23:24
Page 2

Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2306	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,046.00 x 5.15 = 51,737	
Factor Value		
Adjustments	1.0000	
Lot Value	51,737	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,468 / 1,468
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1961 / 49

Cost Approach		Manual : 01/2025	
Base Cost	97.83	Total Misc Impr	+ 8,702
Roofing Adj	+ 4.37	Garage Cost	+ 14,259
Subfloor Adj	+ 1.19	Total RCN	= 202,013
Heat/Cool Adj	+ 11.47	Depreciation (56%)	- 113,127
Plumbing Adj	+ 7.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 88,886
Adj Base Cost	= 121.97	Lot Value	+ 51,737
Total Area	x 1,468	Indicated Value	= 140,623
Adjusted Cost	= 179,052	Value Per SqFt	95.79

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	147,221	100.29	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	178,300		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	88,886		
Lot Value	51,737		
Indicated Value	140,623	95.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	140,623	95.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	CARPOT - DETACHED	7659	20x18		360	10.74		3,866
PRCH	SLAB PORCH - COVERED	7660	6x4		24	24.19		581
PRCH	SLAB PORCH - COVERED	7661	15x12		180	23.64		4,255



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Time 03:23:24

Page 3

Sketch Image

660003033



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,468	1.000	1,468
2	G	1		13	Attached Garage	525	1.000	525
3	G	3		13	Carport, Gable Roof	360	1.000	360
4	M	PRCH		13	SLBC	24	1.000	24
5	M	PRCH		13	SLBC	180	1.000	180
Total Building Area						1,468		1,468