



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 660003842 Parcel ID 000000-00-0-10050-004-0025 Cadastral ID 05-21-16-00870 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 225014 COGBURN, LEO JR & MARGARET M 1905 N CHAMBERS TER CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 01905 N CHAMBERS TER Subdivision CHAMBERS TERRACE II Lot/Block 0025 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32870462 -95.62016228					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>3494</td> <td>R6 FOR NEW ACCESSORY BLDG</td> <td>06/2005</td> <td>09/2005</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	3494	R6 FOR NEW ACCESSORY BLDG	06/2005	09/2005																																																																																																							
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.3857		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	16,802.00 x 3.96 = 66,453		
Factor Value			
Adjustments	1.0000		
Lot Value	66,453		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-28\IMG_0001 4/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Vinyl
Base/Total Area	1,144 / 1,144
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,144
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	260 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1982 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	116,476	101.81	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	145,340 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	96.47	Total Misc Impr	+	1,267	
Roofing Adj	+ 4.14	Garage Cost	+	7,327	
Subfloor Adj	+ 0.00	Total RCN	=	148,116	
Heat/Cool Adj	+ 10.30	Depreciation (45%)	-	66,652	
Plumbing Adj	+ 11.05	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	81,464	
Adj Base Cost	= 121.96	Lot Value	+	66,453	
Total Area	x 1,144	Indicated Value	=	147,917	
Adjusted Cost	= 139,522	Value Per SqFt		129.30	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	81,464		
Lot Value	66,453		
Indicated Value	147,917	129.30	Per SqFt
Agland Value			
Site Improvements	8,446		
Total Value	156,363	136.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9603	10x6		60	21.11		1,267



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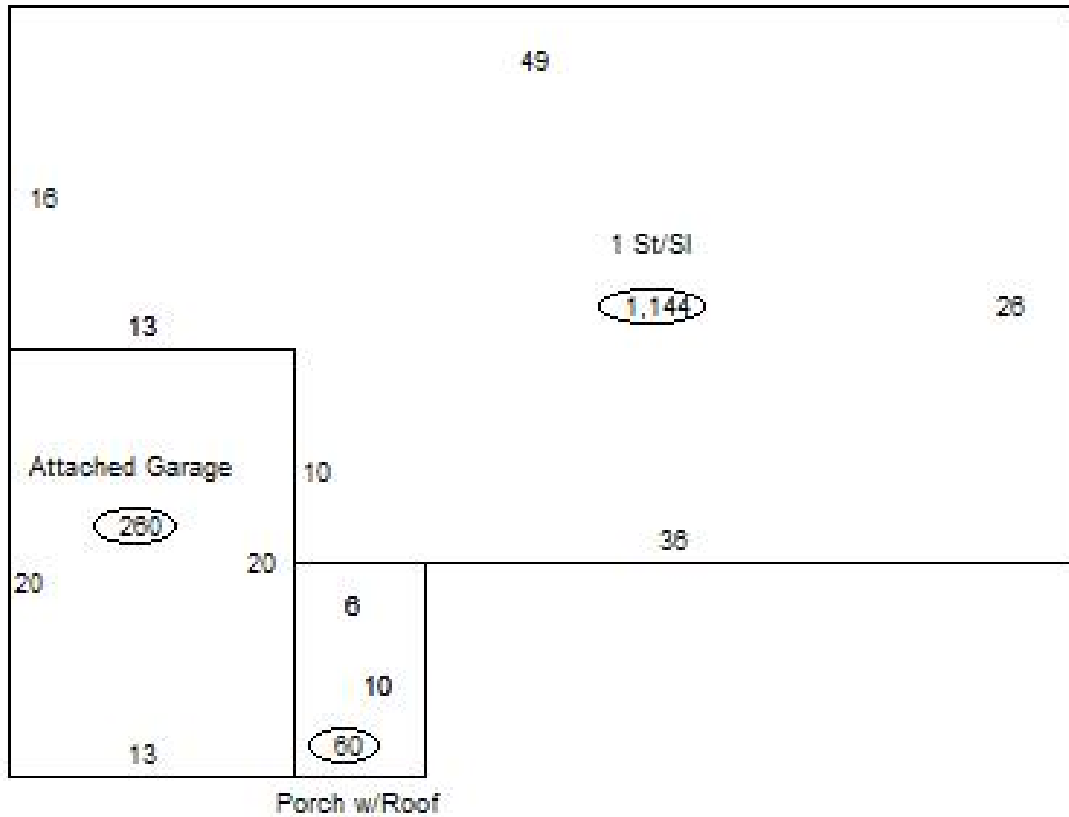
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,144	1.000	1,144
2	G	1		13	Attached Garage	260	1.000	260
3	M	PRCH		13	SLBC	60	1.000	60
Total Building Area						1,144		1,144



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			600
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 600)	18,768		18,768	10,322	8,446
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					