



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:01:23
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Assessment Data				Primary Image					
Account	660005628			No Image On File					
Parcel ID	000000-00-0-10503-002-0009								
Cadastral ID	06-21-16-05500								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	277328								
COCHRAN, JOHN O &									
RHONDA K									
1609 COLLEGE PARK RD									
CLAREMORE OK 74017-0000									
Parcel Location									
Situs									
Subdivision	WESTWOOD MANOR								
Lot/Block	0009 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	6 / 21 / 16 / 5								
Neighborhood	1181 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32569785 -95.64507013									
Building Permits									
LOT 9 BLOCK 2 WESTWOOD MANOR									
Number	Description	Opened	Closed	Amount					
3015	R4 FOR POLE BARN	10/2002	02/2004	2,500					
2770	NEW HOME	06/2001	10/2001	118,980					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1305/352	PLACERITA REGULAR BAPTIST	06/11/2001	22,000	11
					1210/569	ROSS, OSCAR M	12/29/1999	0	No
					765/808			20,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2002	Land Value	97,325	6,837	11%	752	Assessed	752 69.51	
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	97,325	6,837		752	Total Taxable	752 70.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660005628	COCHRAN, JOHN O &			17	97,325	0	716	66.00
2024	2024-660005628	COCHRAN, JOHN O &			17	77,723	0	682	63.00
2023	2023-660005628	COCHRAN, JOHN O &			17	45,000	0	650	60.00
2022	2022-660005628	COCHRAN, JOHN O &			17	33,750	0	619	57.00
2021	2021-660005628	COCHRAN, JOHN O &			17	33,750	0	589	52.00
2020	2020-660005628	COCHRAN, JOHN O &			17	33,750	0	561	51.00
2019	2019-660005628	COCHRAN, JOHN O &			17	33,750	0	535	50.00
2018	2018-660005628	COCHRAN, JOHN O &			17	33,750	0	509	47.00
2017	2017-660005628	COCHRAN, JOHN O &			17	33,750	0	485	45.00
2016	2016-660005628	COCHRAN, JOHN O &			17	33,750	0	462	43.00
2015	2015-660005628	COCHRAN, JOHN O &			17	4,000	0	440	40.00
2014	2014-660005628	COCHRAN, JOHN O &			17	4,000	0	440	41.00
2013	2013-660005628	COCHRAN, JOHN O &			17	4,000	0	440	40.00



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Lot Data		Square-Foot - NBHD 1181 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.4476							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	106,617.00 x .91 = 97,325							
Factor Value								
Adjustments	1.0000							
Lot Value	97,325							
Residential Data								
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adjusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	A Adam Test			
Area on Slab				Adjustment Model	1 2022 Residential			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	97,325			
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	+	97,325				
Total Area	x	Indicated Value	=	97,325				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value