




# 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	660005629								
Parcel ID	000000-00-0-10503-002-0010								
Cadastral ID	06-21-16-05510								
Property Type	REAL - Real Property								
Property Class	UAP	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	01609 COLLEGE PARK RD								
Subdivision	WESTWOOD MANOR								
Lot/Block	0010 / 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: 36.32615179 -95.64505399									
LOT 10 BLOCK 2 WESTWOOD MANOR									
Building Permits									
Number	Description	Opened	Closed	Amount					
2770	NEW HOME R2	06/2001	12/2001						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
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	96,946	37,471	11%	4,122	Assessed	36,413 3,365.65	
Year Frozen	0	Improvements	313,842	293,556		32,291	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	410,788	331,027		36,413	Total Taxable	35,413 3,273.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660005629	COCHRAN, JOHN O &	17	405,951	1000	34,352	3,175.00		
2024	2024-660005629	COCHRAN, JOHN O &	17	407,127	1000	33,323	3,080.00		
2023	2023-660005629	COCHRAN, JOHN O &	17	334,573	1000	32,323	2,961.00		
2022	2022-660005629	COCHRAN, JOHN O &	17	330,028	1000	31,352	2,902.00		
2021	2021-660005629	COCHRAN, JOHN O &	17	313,101	1000	30,411	2,685.00		
2020	2020-660005629	COCHRAN, JOHN O &	17	307,775	1000	29,495	2,701.00		
2019	2019-660005629	COCHRAN, JOHN O &	17	290,917	1000	28,607	2,650.00		
2018	2018-660005629	COCHRAN, JOHN O &	17	298,744	1000	27,745	2,564.00		
2017	2017-660005629	COCHRAN, JOHN O &	17	296,075	1000	26,908	2,471.00		
2016	2016-660005629	COCHRAN, JOHN O &	17	288,336	1000	26,095	2,449.00		
2015	2015-660005629	COCHRAN, JOHN O &	17	250,458	1000	25,306	2,282.00		
2014	2014-660005629	COCHRAN, JOHN O &	17	252,842	1000	24,540	2,276.00		
2013	2013-660005629	COCHRAN, JOHN O &	17	235,877	1000	23,796	2,178.00		




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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 2.4186 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 105,353.00 x .92 = 96,946 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 96,946		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,770 / 2,770
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,770
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	750 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2001 / 19

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	331,076	119.52	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	2
<b>Indicated Value</b>	358,940 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	101.54	<b>Total Misc Impr</b>	+	6,687	
<b>Roofing Adj</b>	+ 4.44	<b>Garage Cost</b>	+	22,343	
<b>Subfloor Adj</b>	+ -2.08	<b>Total RCN</b>	=	371,374	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 22%)</b>	-	81,702	
<b>Plumbing Adj</b>	+ 7.05	<b>Lump Sums</b>	+	13,719	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	303,391	
<b>Adj Base Cost</b>	= 123.59	<b>Lot Value</b>	+	96,946	
<b>Total Area</b>	x 2,770	<b>Indicated Value</b>	=	400,337	
<b>Adjusted Cost</b>	= 342,344	<b>Value Per SqFt</b>		144.53	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	303,391		
<b>Lot Value</b>	96,946		
<b>Indicated Value</b>	400,337	144.53	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	10,451		
<b>Total Value</b>	410,788	148.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
WODC	WOOD DECK - COVERED	13438	14x6		84	48.81		4,100
WODO	WOOD DECK - OPEN	13439	23x9		207	21.69	40%	2,694
WODC	WOOD DECK - COVERED	13440	167		167	41.47		6,925
PRCH	SLAB PORCH - COVERED	13441	8x5		40	26.80		1,072

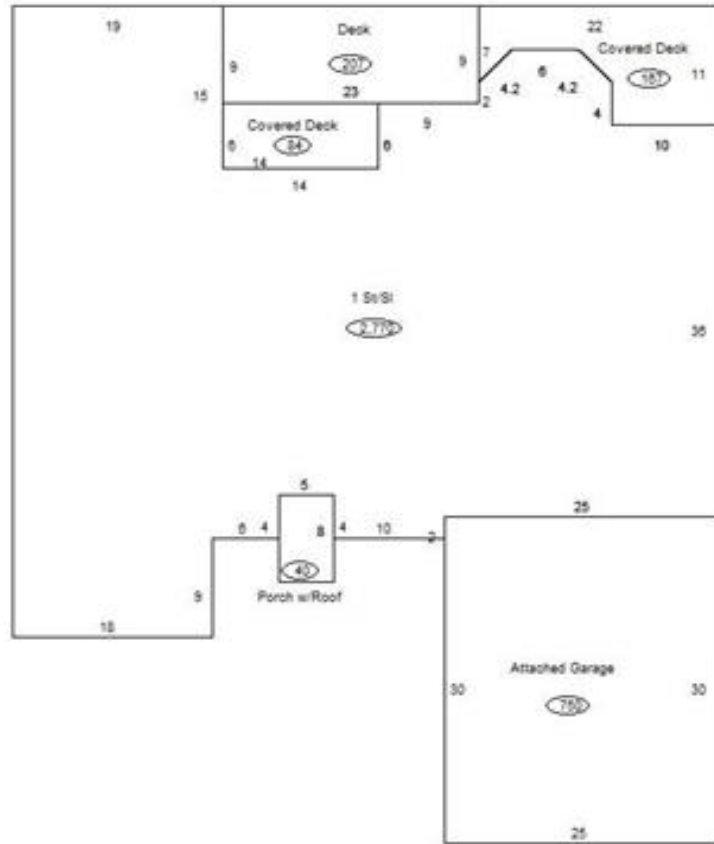


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Sketch Image

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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	2,770	1.000	2,770
2	G	1		13	Attached Garage	750	1.000	750
3	M	WODC		13	WODC	84	1.000	84
4	M	WODO		13	WODO	207	1.000	207
5	M	WODC		13	WODC	167	1.000	167
6	M	PRCH		13	SLBC	40	1.000	40
<b>Total Building Area</b>						<b>2,770</b>		<b>2,770</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,296
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (10.08 x 1,296)		13,064	13,064	2,613	10,451	