



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:49:51
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010381 Parcel ID 000000-00-0-00534-001-0014 Cadastral ID 10-20-15-01350 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 171344 COWAN, JAMES C & PEGGY TRUST KEVIN COWAN-SUCC TRUSTEE 26188 S NEWPORT RD CLAREMORE OK 74019-0000 Parcel Location Situs 26188 S NEWPORT RD Subdivision NEWPORT ESTATES Lot/Block 0014 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng 10 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660010381 10/27/25</p> <p>660010381_001.JPG 1/13/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.23197279 -95.69807526																																																																																																																									
ALL THAT PT OF TRACT 14 LYING N OF CITY OF TULSA ROW FOR W/L & PT OF TRACT 11, COMM: AT SE/C; N145'; SWLY TO PT 50' N OF SW/C S BNDRY/L OF TRACT 11 TO SE/C OF TR 11 & POB SD TR BEING LOCATED IN NW NE (CONT 2 1/2 AC) BLOCK 1 NEWPORT ESTATES					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																																																																																																											
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 Time 22:49:51
 Page 2

Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2422 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 54,112.00 x .67 = 36,363 Factor Value Adjustments 1.0000 Lot Value 36,363		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,755 / 1,755
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,755
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	567 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1965 / 46

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 198,348 113.02 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 3 Indicated Value 214,550 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.46	Total Misc Impr	+ 14,629	Roofing Adj	+ 4.58	Garage Cost	+ 22,017
Subfloor Adj	+ -2.17	Total RCN	= 252,704	Heat/Cool Adj	+ 12.64	Depreciation (51%)	- 128,879
Plumbing Adj	+ 9.60	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 123,825
Adj Base Cost	= 123.11	Lot Value	+ 36,363	Total Area	x 1,755	Indicated Value	= 160,188
		Value Per SqFt	91.28	Adjusted Cost	= 216,058		

Value Reconciliation
Selected Approach Cost Approach Improvements 123,825 Lot Value 36,363 Indicated Value 160,188 91.28 Per SqFt Agland Value Site Improvements 4,989 Total Value 165,177 94.12 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
PRCH	SLAB PORCH - COVERED	24152	24x9		216	26.25		5,670
PRCH	SLAB PORCH - COVERED	24153	21x6		126	26.54		3,344



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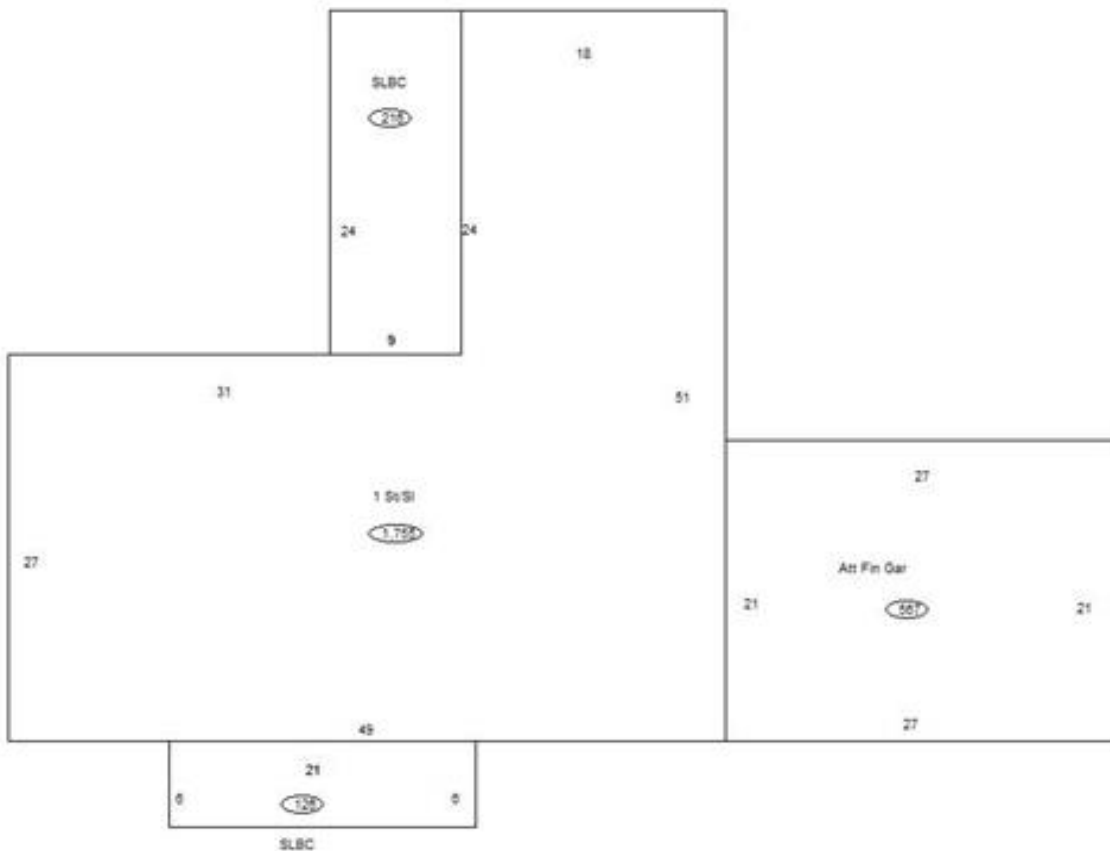
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 Time 22:49:51
 Page 3

Sketch Image

660010381



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,755	1.000	1,755
2	G	5		10	Att Fin Gar	567	1.000	567
3	M	PRCH		10	SLBC	216	1.000	216
4	M	PRCH		10	SLBC	126	1.000	126
Total Building Area						1,755		1,755



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Page 4

660010381

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	12x12x8	Dirt	Formed Metal	144
	Qual 2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (8.42 x 144)		1,212	1,212	521	691
	LNT0	Lean To - Attached	12x12x8	Dirt	Formed Metal	144
	Qual 2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (8.52 x 144)		1,227	1,227	528	699
	SHDS	Shed - Small	24x12x8	Plank	Formed Metal	288
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (18.14 x 288)		5,224	5,224	2,403	2,821
	LOAF	Loafing Shed	26x12x8	Dirt	Formed Metal	312
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (6.08 x 312)		1,897	1,897	1,119	778