




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 660010514 Parcel ID 000000-00-0-10295-003-0013 Cadastral ID 10-21-16-00620 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 337665 COWAN, JESSICA R 1027 N DOUGLAS DR CLAREMORE OK 74017-0000 Parcel Location Situs 01027 N DOUGLAS DR Subdivision OAKWOOD II Lot/Block 0013 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1182 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">06/21/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-21\IMG_003 6/21/2023</p>																								
Legal Description Lot/Long: 36.31631432 -95.59101458																													
LOT 13 BLOCK 3 OAKWOOD II					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	No	1,000		/	TMA HOMES & RENOVATIONS	03/14/2022	265,000	YES																				
					/	SEC OF HUD	12/07/2021	142,000	3																				
					/	PARKER, HEATH &	11/12/2020	0	10																				
					1842/552	PRESTON, ELDON M	10/11/2006	141,500	YES																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																				
Remove Cap	2023		Land Value 78,200	72,185	11%	7,940	Assessed	33,745	3,119.05																				
Year Frozen	0		Improvements 234,585	234,585		25,805	Penalty	0																					
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00																				
TIF Project ID	0		Total Value 312,785	306,770		33,745	Total Taxable	33,745	3,119.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660010514	COWAN, JESSICA R			17	310,079	0	32,138	2,971.00																				
2024	2024-660010514	COWAN, JESSICA R			17	314,237	0	30,608	2,829.00																				
2023	2023-660010514	COWAN, JESSICA R			17	265,000	0	29,150	2,670.00																				
2022	2022-660010514	COWAN, JESSICA R			17	161,127	0	17,724	1,641.00																				
2021	2021-660010514	SEC OF HUD			17	168,774	1000	17,565	1,551.00																				
2020	2020-660010514	PARKER, HEATH &			17	166,249	1000	17,105	1,566.00																				
2019	2019-660010514	PARKER, HEATH &			17	159,801	1000	16,578	1,535.00																				
2018	2018-660010514	PARKER, HEATH &			17	164,351	1000	17,005	1,571.00																				
2017	2017-660010514	PARKER, HEATH &			17	162,946	1000	16,481	1,514.00																				
2016	2016-660010514	PARKER, HEATH &			17	158,720	1000	15,972	1,499.00																				
2015	2015-660010514	PARKER, HEATH &			17	153,532	1000	15,477	1,396.00																				
2014	2014-660010514	PARKER, HEATH &			17	154,808	1000	14,998	1,391.00																				
2013	2013-660010514	PARKER, HEATH &			17	141,197	1000	14,532	1,330.00																				



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Lot Data	Square-Foot - NBHD 1182 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3737	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	16,280.00 x 4.80 = 78,200	
Factor Value		
Adjustments	1.0000	
Lot Value	78,200	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,164 / 2,080
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,164
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1979 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	256,262	123.20	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	265,770		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.43	Total Misc Impr	+	9,347			
Roofing Adj	+ 3.39	Garage Cost	+	22,205			
Subfloor Adj	+ -2.17	Total RCN	=	294,984			
Heat/Cool Adj	+ 14.47	Depreciation (23%)	-	67,846			
Plumbing Adj	+ 8.53	Lump Sums	+	7,087			
Basement Adj	+ 0.00	RCNLD	=	234,225			
Adj Base Cost	= 126.65	Lot Value	+	78,200			
Total Area	x 2,080	Indicated Value	=	312,425			
Adjusted Cost	= 263,432	Value Per SqFt		150.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	234,225		
Lot Value	78,200		
Indicated Value	312,425	150.20	Per SqFt
Agland Value			
Site Improvements	360		
Total Value	312,785	150.38	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	24611	4x3		12	29.49		354
BALW	BALCONY - WOOD	24613	16x14		224	31.64		7,087
PATO	SLAB PORCH - OPEN	24614	16x14		224	11.44		2,563



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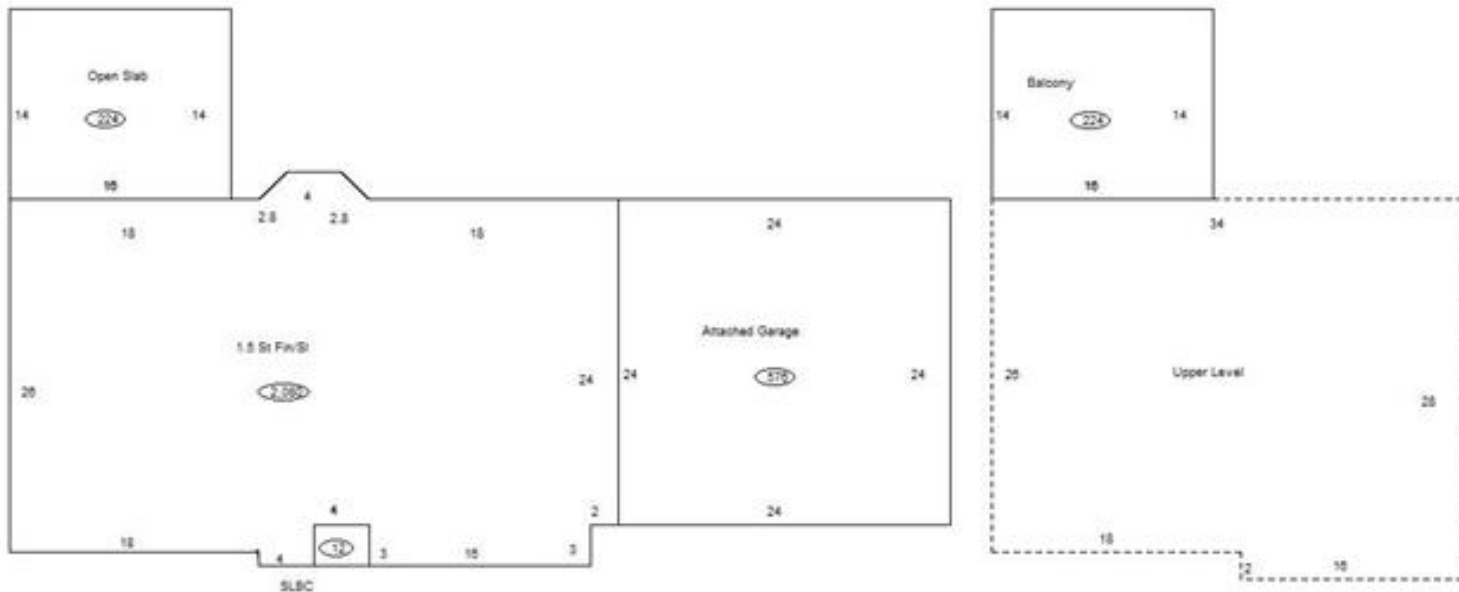
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,164	1.787	2,080
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	12	1.000	12
4	U	^UL	Overhang	10	Upper Level	916	1.000	916
5	M	BALW		10	Balcony	224	1.000	224
6	M	PATO		10	Open Slab	224	1.000	224
Total Building Area						1,164		2,080



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			192
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (4.68 x 192)		899		899	539	360