



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	660011919								
Parcel ID	000000-00-0-00222-001-0014								
Cadastral ID	11-21-15-03810								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	8 - CLAREMORE/ NW FIRE								
Name ID	264776								
COCHRAN, THOMAS H & DANA L									
8055 E 485 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	08055 E 485 RD								
Subdivision	COUNTRY ROAD ESTATES								
Lot/Block	0014 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	11 / 21 / 15 / 5								
Neighborhood	1019 - R-V04-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31503954 -95.68613400									
Building Permits									
LOT 14 BLOCK 1 COUNTRY ROAD ESTATES									
Number	Description	Opened	Closed	Amount					
R18 000059	R19- NEW DTCHD ACC BLDG 21X30	03/2018	05/2018	12,450					
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					1050/785	HITT, SALLY J	12/31/1996	115,000	No
					1022/13	RIDDLES, GEORGE J & DORCAS-M	04/02/1996	104,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	
Remove Cap	0	Land Value	59,025	42,588	11%	4,685	Assessed	21,958	2,337.24
Year Frozen	2024	Improvements	217,639	157,030		17,273	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	276,664	199,618		21,958	Total Taxable	20,958	2,245.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660011919	COCHRAN, THOMAS H & DANA L	8	261,643	1000	20,958	2,245.00		
2024	2024-660011919	COCHRAN, THOMAS H & DANA L	8	276,184	1000	20,958	2,245.00		
2023	2023-660011919	COCHRAN, THOMAS H & DANA L	8	205,769	1000	20,318	2,160.00		
2022	2022-660011919	COCHRAN, THOMAS H & DANA L	8	191,915	1000	19,698	2,106.00		
2021	2021-660011919	COCHRAN, THOMAS H & DANA L	8	207,707	1000	19,095	1,959.00		
2020	2020-660011919	COCHRAN, THOMAS H & DANA L	8	204,255	1000	18,510	1,969.00		
2019	2019-660011919	COCHRAN, THOMAS H & DANA L	8	195,782	1000	17,941	1,929.00		
2018	2018-660011919	COCHRAN, THOMAS H & DANA L	8	177,646	1000	16,871	1,812.00		
2017	2017-660011919	COCHRAN, THOMAS H & DANA L	8	176,158	1000	16,351	1,727.00		
2016	2016-660011919	COCHRAN, THOMAS H & DANA L	8	171,381	1000	15,846	1,722.00		
2015	2015-660011919	COCHRAN, THOMAS H & DANA L	8	168,056	1000	15,355	1,593.00		
2014	2014-660011919	COCHRAN, THOMAS H & DANA L	8	169,422	1000	14,879	1,567.00		
2013	2013-660011919	COCHRAN, THOMAS H & DANA L	8	140,147	1000	14,416	1,496.00		



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Lot Data		Square-Foot - NBHD 1019 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0168		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	44,290.00 x 1.33 = 59,025		
Factor Value			
Adjustments	1.0000		
Lot Value	59,025		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Wood
Base/Total Area	2,064 / 2,064
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	251,696	121.95	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	306,790 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.23	Total Misc Impr	+ 33,417
Roofing Adj	+ 4.23	Garage Cost	+ 14,821
Subfloor Adj	+ 1.09	Total RCN	= 299,427
Heat/Cool Adj	+ 5.57	Depreciation (44%)	- 131,748
Plumbing Adj	+ 8.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 167,679
Adj Base Cost	= 121.70	Lot Value	+ 59,025
Total Area	x 2,064	Indicated Value	= 226,704
Adjusted Cost	= 251,189	Value Per SqFt	109.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,679		
Lot Value	59,025		
Indicated Value	226,704	109.84	Per SqFt
Agland Value			
Site Improvements	49,960		
Total Value	276,664	134.04	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	28621	22x12		264	23.36		6,167
PRCH	SLAB PORCH - COVERED	28622	67x10		670	22.32		14,954
CPDT	CARPORT - DETACHED	28623	24x24		576	10.74		6,186
PRCH	SLAB PORCH - COVERED	28624	7x6		42	24.14		1,014



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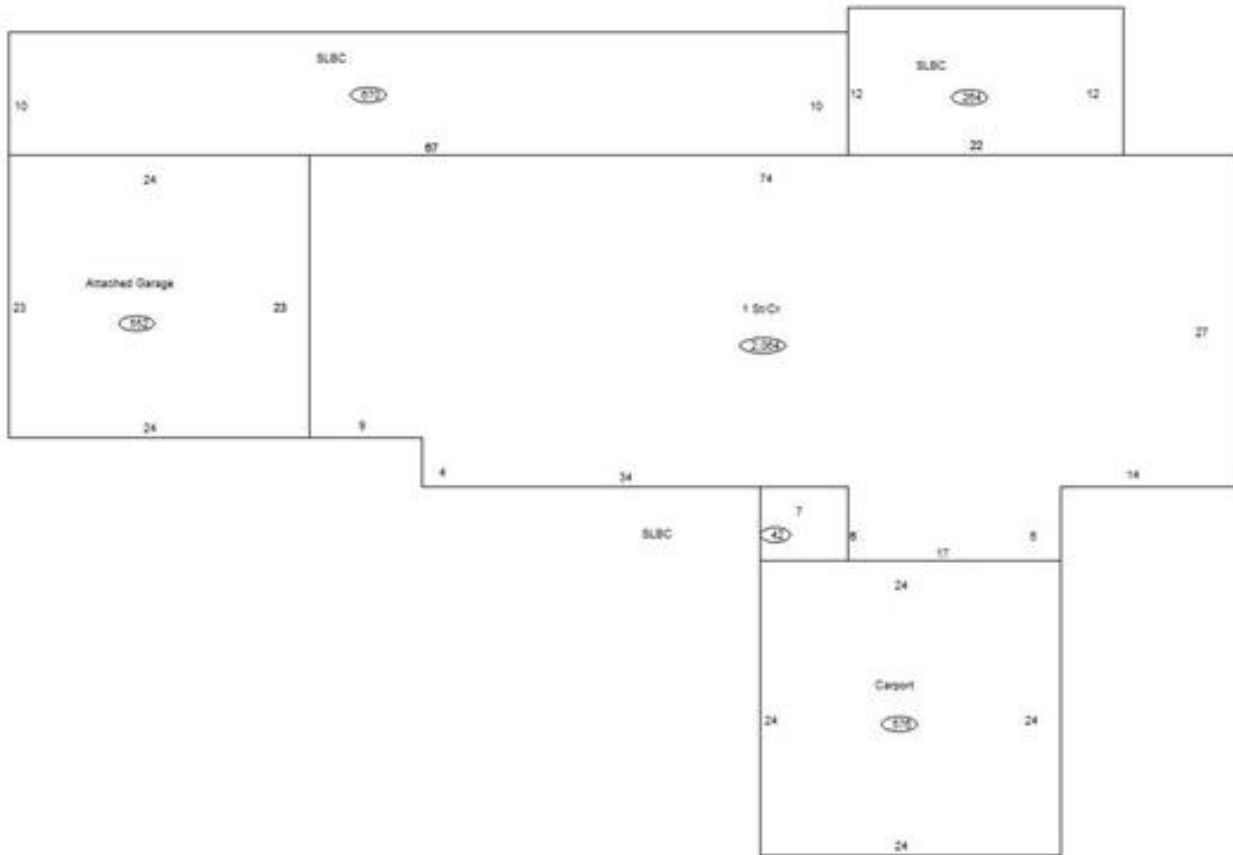
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,064	1.000	2,064
2	G	1		10	Attached Garage	552	1.000	552
3	M	PRCH		10	SLBC	264	1.000	264
4	M	PRCH		10	SLBC	670	1.000	670
5	M	CPDT		10	Carport	576	1.000	576
6	M	PRCH		10	SLBC	42	1.000	42
Total Building Area						2,064		2,064



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x20x0			600	
	Qual	2	Cond	Year	2018	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (32.93 x 600)	19,758		19,758	19,758	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000	
	STF	STG FAIR	8x12x0			96	
	Qual	2	Cond	3	Year	Eff Age	1520
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 96)	449		449	359	90
	STF	STG FAIR	10x12x0			120	
	Qual	2	Cond	3	Year	Eff Age	1520
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 120)	562		562	450	112