



# 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	660015581													
Parcel ID	21N16E-16-2-00000-000-0000													
Cadastral ID	16-21-16-10400													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	270621													
COOPER, DAVID J & ANDELA D														
527 S HWY 88 CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00527 S HWY 88													
Subdivision														
Lot/Block	/	Parcel Size	.6 - Acres											
Sec/Twn/Rng	16 / 21 / 16 / 2													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30337803 -95.60922907														
PT NW SE NW BEG: 220' S & 260' E CENTER NW/4;N AT RT ANG 150' E TO W/L HWY 88 AS NOW LOC; SELY ON SD ROW TO PT 189.38' E OF BEG: N 89-48 W 189.38' TO POB														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1158/472	MORGAN, RICHARD L &	02/12/1998	69,500	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2000	Land Value	23,744	21,991	11%	2,419	Assessed	15,696 1,450.78						
Year Frozen	0	Improvements	130,456	120,697		13,277	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00						
TIF Project ID	0	Total Value	154,200	142,688		15,696	Total Taxable	14,696 1,358.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660015581	COOPER, DAVID J & ANDELA D	17	147,414	1000	14,239	1,316.00							
2024	2024-660015581	COOPER, DAVID J & ANDELA D	17	153,431	1000	13,795	1,275.00							
2023	2023-660015581	COOPER, DAVID J & ANDELA D	17	132,313	1000	13,364	1,224.00							
2022	2022-660015581	COOPER, DAVID J & ANDELA D	17	135,568	1000	12,946	1,198.00							
2021	2021-660015581	COOPER, DAVID J & ANDELA D	17	144,076	1000	12,540	1,107.00							
2020	2020-660015581	COOPER, DAVID J & ANDELA D	17	141,738	1000	12,145	1,112.00							
2019	2019-660015581	COOPER, DAVID J & ANDELA D	17	130,152	1000	11,762	1,089.00							
2018	2018-660015581	COOPER, DAVID J & ANDELA D	17	132,534	1000	11,391	1,053.00							
2017	2017-660015581	COOPER, DAVID J & ANDELA D	17	131,443	1000	11,030	1,013.00							
2016	2016-660015581	COOPER, DAVID J & ANDELA D	17	128,167	1000	10,680	1,002.00							
2015	2015-660015581	COOPER, DAVID J & ANDELA D	17	126,980	0	11,339	1,023.00							
2014	2014-660015581	COOPER, DAVID J & ANDELA D	17	129,338	0	10,799	1,001.00							
2013	2013-660015581	COOPER, DAVID J & ANDELA D	17	122,456	0	10,285	941.00							



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	0.6	
Non-Ag Acres	0.6194	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	26,982.00 x .88 = 23,744	
Factor Value		
Adjustments	1.0000	
Lot Value	23,744	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,574 / 1,574
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,574
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 35

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-23\IMG\_002' 8/23/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	156,732	99.58	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	103.35	Total Misc Impr	+	21,159	
Roofing Adj	+ 4.37	Garage Cost	+	13,282	
Subfloor Adj	+ -1.15	Total RCN	=	230,672	
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	101,496	
Plumbing Adj	+ 6.63	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	129,176	
Adj Base Cost	= 124.67	Lot Value	+	23,744	
Total Area	x 1,574	Indicated Value	=	152,920	
Adjusted Cost	= 196,231	Value Per SqFt		97.15	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,176		
Lot Value	23,744		
Indicated Value	152,920	97.15	Per SqFt
Agland Value			
Site Improvements	1,280		
Total Value	154,200	97.97	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	37609		652	652	22.38		14,592
PATO	SLAB PORCH - OPEN	37610		28x5	140	10.51		1,471



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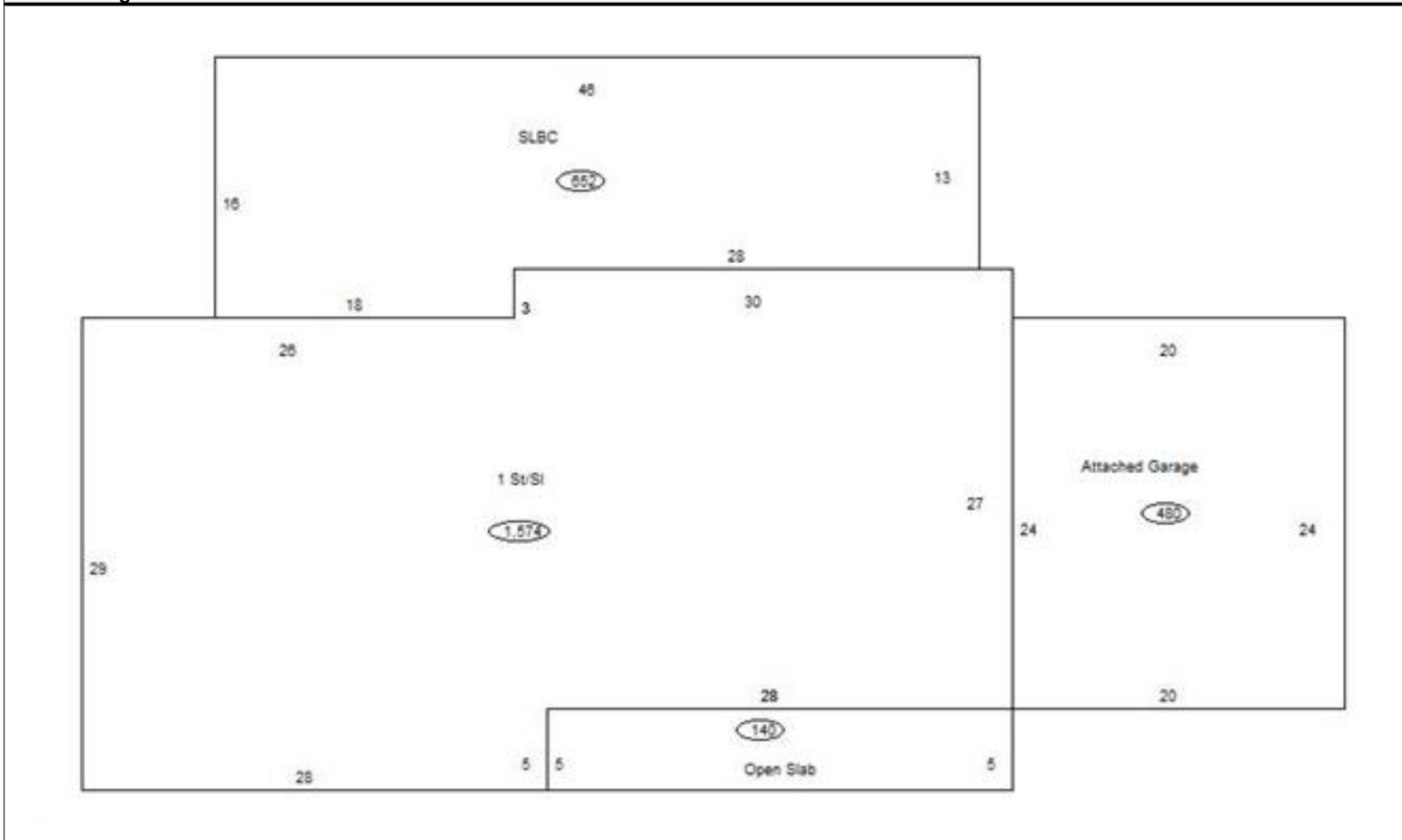
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,574	1.000	1,574
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	652	1.000	652
4	M	PATO		10	Open Slab	140	1.000	140
<b>Total Building Area</b>						<b>1,574</b>		<b>1,574</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	20x20x0			400	
	Qual	2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 400)		6,400		6,400	5,120	1,280
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )						
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.50 x )						