



# 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	660016214								
Parcel ID	000000-00-0-10465-001-0005								
Cadastral ID	17-21-16-02660								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	339602								
WOODS, JOSHUA									
816 COWELL ST CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00816 COWELL ST								
Subdivision	WALNUT PARK III								
Lot/Block	0005 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	17 / 21 / 16 / 5								
Neighborhood	1161 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29850430 -95.61921801									
Building Permits									
LOT 5 BLOCK 1 WALNUT PARK III									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
					/	COUCH, RICHARD ALLEN	09/12/2022	145,000	YES
					1169/554	CHUMLEY & ASSOCIATES, INC	04/30/1999	66,000	Yes
					1147/546	BASLER, J D & ASSOCIATES--INC	12/17/1998	39,000	No
					909/713	FIRST FEDERAL SAVINGS	03/25/1993	367,500	No
					822/64			0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2023	Land Value	35,008	35,008	11%	3,851	Assessed	17,125 1,582.86	
Year Frozen	0	Improvements	120,671	120,671		13,274	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	155,679	155,679		17,125	Total Taxable	17,125 1,583.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016214	WOODS, JOSHUA	17	151,205	0	16,633	1,537.00		
2024	2024-660016214	WOODS, JOSHUA	17	156,312	0	16,748	1,548.00		
2023	2023-660016214	WOODS, JOSHUA	17	145,000	0	15,950	1,461.00		
2022	2022-660016214	WOODS, JOSHUA	17	115,150	1000	10,596	981.00		
2021	2021-660016214	COUCH, RICHARD ALLEN	17	102,439	1000	10,258	906.00		
2020	2020-660016214	COUCH, RICHARD ALLEN	17	100,700	1000	9,930	909.00		
2019	2019-660016214	COUCH, RICHARD ALLEN	17	96,473	1000	9,612	890.00		
2018	2018-660016214	COUCH, RICHARD ALLEN	17	100,241	1000	10,017	926.00		
2017	2017-660016214	COUCH, RICHARD ALLEN	17	99,380	1000	9,696	890.00		
2016	2016-660016214	COUCH, RICHARD ALLEN	17	96,702	1000	9,385	881.00		
2015	2015-660016214	COUCH, RICHARD ALLEN	17	94,362	1000	9,082	819.00		
2014	2014-660016214	COUCH, RICHARD ALLEN	17	95,169	1000	8,789	815.00		
2013	2013-660016214	COUCH, RICHARD ALLEN	17	89,336	1000	8,504	778.00		



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1461 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 6,365.00 x 5.50 = 35,008 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 35,008		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	20% Veneer, Masonry 80% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,118 / 1,118
<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>	1,118
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	220 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1999 / 20



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-30\IMG\_004' 8/30/2023

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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	135,404	121.11	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	128,190		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	107.07	<b>Total Misc Impr</b>	+	2,479	
<b>Roofing Adj</b>	+ 4.87	<b>Garage Cost</b>	+	7,777	
<b>Subfloor Adj</b>	+ -1.26	<b>Total RCN</b>	=	160,895	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 25%)</b>	-	40,224	
<b>Plumbing Adj</b>	+ 12.59	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	120,671	
<b>Adj Base Cost</b>	= 134.74	<b>Lot Value</b>	+	35,008	
<b>Total Area</b>	x 1,118	<b>Indicated Value</b>	=	155,679	
<b>Adjusted Cost</b>	= 150,639	<b>Value Per SqFt</b>		139.25	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	120,671		
<b>Lot Value</b>	35,008		
<b>Indicated Value</b>	155,679	139.25	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	155,679	139.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39099	19x4		76	24.03		1,826
PRCH	SLAB PORCH - COVERED	39100	9x3		27	24.18		653



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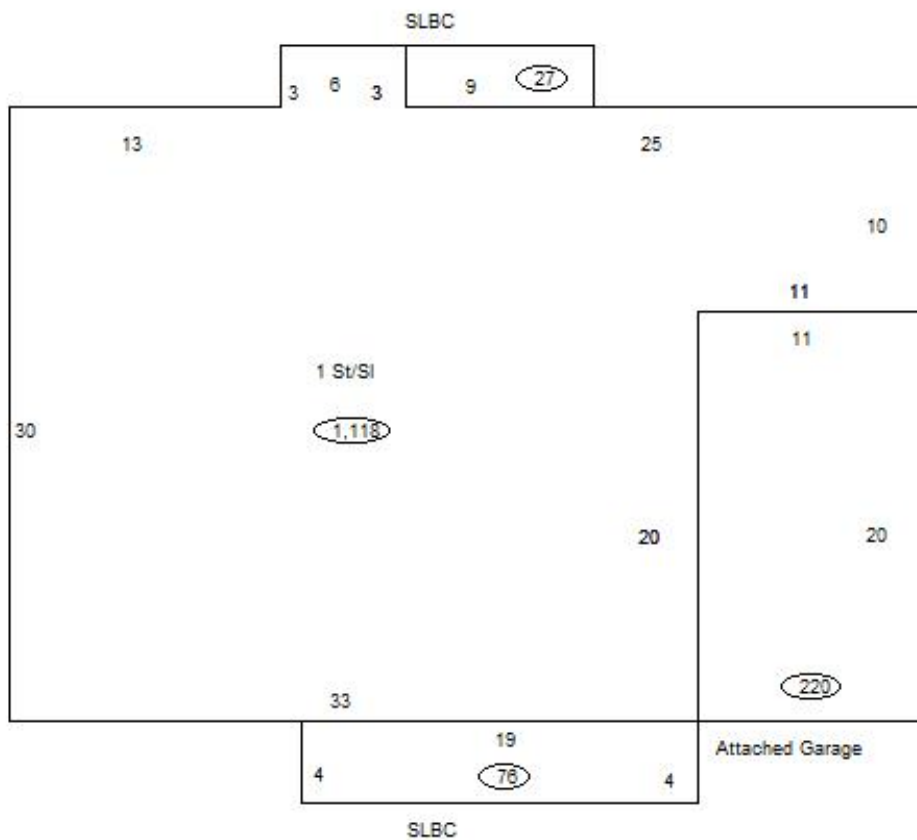
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### Sketch Image

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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	1,118	1.000	1,118
2	G	1		10	Attached Garage	220	1.000	220
3	M	PRCH		10	SLBC	76	1.000	76
4	M	PRCH		10	SLBC	27	1.000	27
<b>Total Building Area</b>						1,118		1,118



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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 )						