



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 660016958 Parcel ID 000000-00-0-00114-004-0001 Cadastral ID 18-22-16-02030 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 302726 COCHRAN, RAYMOND & MARY TRUST 10589 E CANYON OAKS WAY CLAREMORE OK 74017-0000 Parcel Location Situs 10589 CANYON OAKS WAY Subdivision CANYON OAKS Lot/Block 0001 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 22 / 16 / 5 Neighborhood 1151 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p style="text-align: right; color: orange;">12/02/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-3\IMG_000' 12/5/2022</p>																																																	
Legal Description Lot/Long: 36.38495548 -95.63789934																																																						
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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	2101/237	CARTUS FINANCIAL CORP	04/15/2010	200,000	3																																													
					2101/235	CAMPBELL, REBECCA	03/08/2010	200,000																																														
					1043/94	HINSON, JOHN CONSTRUCTION	10/24/1996	127,000	Yes																																													
					1033/147	HINSON, JOHN RENTALS INC	07/18/1996	0	No																																													
					1025/434	J BAR J LAND & CATTLE LTD	05/08/1996	12,000	Yes																																													
					943/759	HISAW, JACK E &	01/20/1994	196,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2011</td> <td>Land Value 72,322</td> <td>25,551</td> <td>11%</td> <td>2,811</td> <td>Assessed</td> <td>29,298</td> <td>3,169.50</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 256,888</td> <td>240,793</td> <td></td> <td>26,487</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-95.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 329,210</td> <td>266,344</td> <td></td> <td>29,298</td> <td>Total Taxable</td> <td>28,298</td> <td>3,075.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2011	Land Value 72,322	25,551	11%	2,811	Assessed	29,298	3,169.50	Year Frozen	0	Improvements 256,888	240,793		26,487	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-95.00	TIF Project ID	0	Total Value 329,210	266,344		29,298	Total Taxable	28,298	3,075.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660016958	COCHRAN, RAYMOND & MARY	10	326,537	1000	27,445	2,983.00																																															
2024	2024-660016958	COCHRAN, RAYMOND & MARY	10	311,671	1000	26,616	2,802.00																																															
2023	2023-660016958	COCHRAN, RAYMOND & MARY	10	254,260	1000	25,812	2,699.00																																															
2022	2022-660016958	COCHRAN, RAYMOND & MARY	10	254,249	1000	25,031	2,605.00																																															
2021	2021-660016958	COCHRAN, RAYMOND & MARY	10	235,591	1000	24,273	2,544.00																																															
2020	2020-660016958	COCHRAN, RAYMOND & MARY	10	228,748	1000	23,537	2,504.00																																															
2019	2019-660016958	COCHRAN, RAYMOND EUGENE &	10	210,750	1000	22,183	2,316.00																																															
2018	2018-660016958	COCHRAN, RAYMOND EUGENE &	10	217,625	1000	22,939	2,478.00																																															
2017	2017-660016958	COCHRAN, RAYMOND EUGENE &	10	215,291	1000	22,682	2,592.00																																															
2016	2016-660016958	COCHRAN, RAYMOND EUGENE &	10	209,723	1000	22,070	2,299.00																																															
2015	2015-660016958	COCHRAN, RAYMOND EUGENE &	10	224,508	1000	23,696	2,334.00																																															
2014	2014-660016958	COCHRAN, RAYMOND EUGENE &	10	217,161	1000	22,046	2,168.00																																															
2013	2013-660016958	COCHRAN, RAYMOND EUGENE &	10	203,406	1000	21,375	2,034.00																																															



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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	18000	
Non-Ag Acres	1.3235	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	57,653.00 x 1.25 = 72,322	
Factor Value		
Adjustments	1.0000	
Lot Value	72,322	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,904 / 2,619
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,904
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	700 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-3\IMG_000 12/5/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	315,283	120.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	347,490		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.41	Total Misc Impr	+	10,459			
Roofing Adj	+ 3.45	Garage Cost	+	20,944			
Subfloor Adj	+ -1.63	Total RCN	=	332,038			
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	92,971			
Plumbing Adj	+ 5.92	Lump Sums	+	1,433			
Basement Adj	+ 0.00	RCNLD	=	240,500			
Adj Base Cost	= 114.79	Lot Value	+	72,322			
Total Area	x 2,619	Indicated Value	=	312,822			
Adjusted Cost	= 300,635	Value Per SqFt		119.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	240,500		
Lot Value	72,322		
Indicated Value	312,822	119.44	Per SqFt
Agland Value			
Site Improvements	16,388		
Total Value	329,210	125.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	40899	100		100	26.62		2,662
PRCH	SLAB PORCH - COVERED	40900	25x12		300	25.99		7,797
WODO	WOOD DECK - OPEN	40902	12x12		144	24.88	60%	1,433



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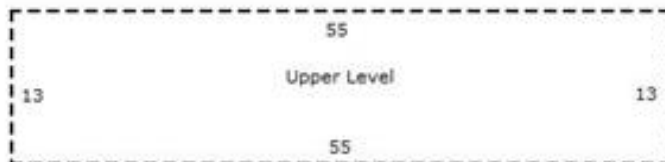
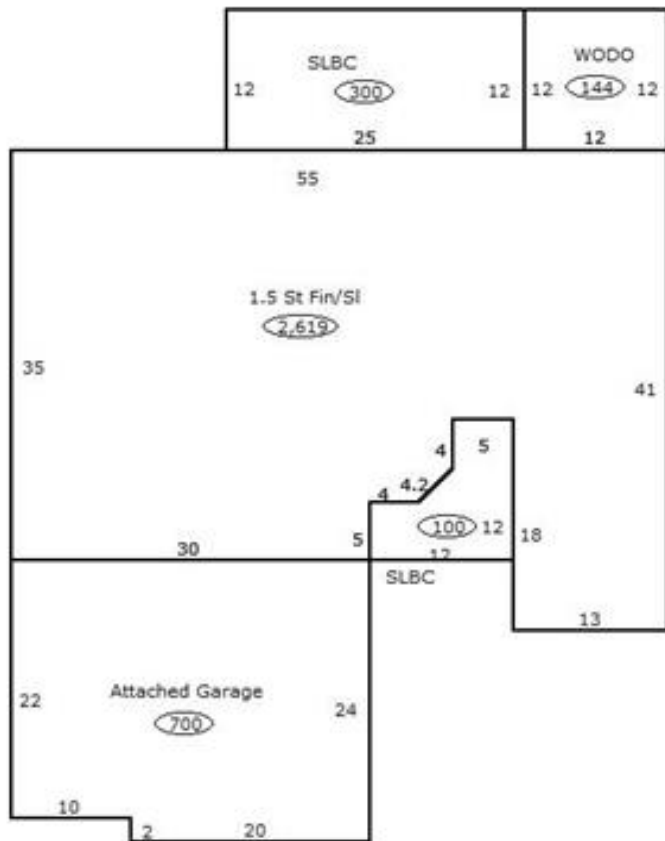
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,904	1.376	2,619
2	G	1		13	Attached Garage	700	1.000	700
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	300	1.000	300
5	U	^UL	Overhang	13	Upper Level	715	1.000	715
6	M	WODO		13	WODO	144	1.000	144
Total Building Area						1,904		2,619



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	12x20x0			240
	Qual 3	Cond 2	Year 2019	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (35.00 x 240)		8,400		8,400	1,680	6,720
	DTGF	DETACHED GARAGE FAIR	26x28x0			728
	Qual 2	Cond 3	Year 2014	Eff Age 9		
Valuation Summary		Modifier Total	RCN	Depr (17% Phys/ % Func)		RCNLD
Base Cost (16.00 x 728)		11,648		11,648	1,980	9,668