



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:30:15  
Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660018146 <b>Parcel ID</b> 000000-00-0-00177-002-0002 <b>Cadastral ID</b> 20-21-16-01490 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 344812 COCHRAN, MELANIE & MICAH JAMES  11899 E 510 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 11899 E 510 RD <b>Subdivision</b> CONCORD HEIGHTS <b>Lot/Block</b> 0002 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1208 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.27873553 -95.61806419 LOT 2 BLOCK 2 CONCORD HEIGHTS																																																																																																																				
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Date 04/17/2026  
 Time 07:30:16  
 Page 2

Lot Data	Lot - NBHD 1208 #1		Primary Image
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2272		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
	SIZE	0	
Method	Lot		
Base Lot Value	53,458.00 x .73 = 38,807		
Factor Value			
Adjustments	1.0000		
Lot Value	38,807		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,730 / 2,629
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,730
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 2.5 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	305,418	116.17	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	296,390 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	210,111		
Lot Value	38,807		
Indicated Value	248,918	94.68	Per SqFt
Agland Value			
Site Improvements	7,500		
Total Value	256,418	97.53	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.71	Total Misc Impr	+	19,072			
Roofing Adj	+ 3.65	Garage Cost	+	20,800			
Subfloor Adj	+ -2.35	Total RCN	=	360,557			
Heat/Cool Adj	+ 14.47	Depreciation ( 43%)	-	155,040			
Plumbing Adj	+ 8.50	Lump Sums	+	4,594			
Basement Adj	+ 0.00	RCNLD	=	210,111			
Adj Base Cost	= 121.98	Lot Value	+	38,807			
Total Area	x 2,629	Indicated Value	=	248,918			
Adjusted Cost	= 320,685	Value Per SqFt		94.68			

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	43619		374	374	28.24		10,562
PRCH	SLAB PORCH - COVERED	43620		71	71	29.30		2,080
WODO	WOOD DECK - OPEN	43621	20x16		320	19.14	25%	4,594



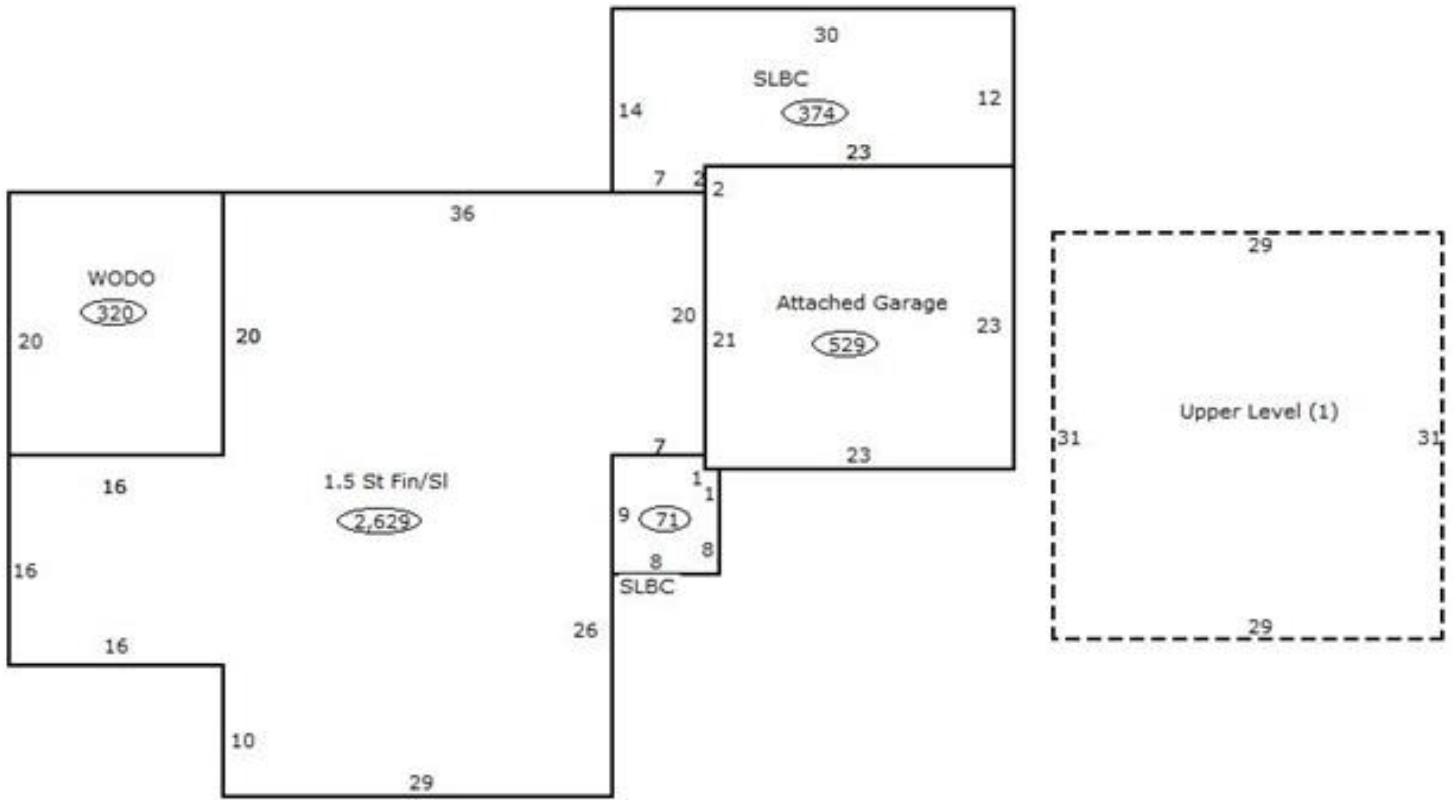
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 Time 07:30:16  
 Page 3

Sketch Image

660018146



**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/Sl	1,730	1.520	2,629
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	374	1.000	374
4	M	PRCH		13	SLBC	71	1.000	71
5	M	WODO		13	WODO	320	1.000	320
6	U	^UL		13	Upper Level (1)	899	1.000	899
<b>Total Building Area</b>						1,730		2,629



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Date 04/17/2026  
Time 07:30:16  
Page 4

660018146

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)		25,000	25,000	17,500	7,500
	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 )					