



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:08:54
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018156 Parcel ID 000000-00-0-00177-002-0012 Cadastral ID 20-21-16-01590 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 329874 COBB, TREVOR L & KRISTY & TIMOTHY & TWYLA SUE COBB 22972 S PECAN ST CLAREMORE OK 74019-0000 Parcel Location Situs 22972 S PECAN ST Subdivision CONCORD HEIGHTS Lot/Block 0012 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1208 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27982943 -95.61891434																																																																																																																									
Legal Description LOT 12 BLOCK 2, & PT LOT 11, BEG SE/C LOT 12, SW ALG N/L LOT 11 238.16' TO NW/C LOT 11, S 28', NELY ON STRAIGHT LINE TO POB CONCORD HEIGHTS					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Lot - NBHD 1208 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.2023							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
	SIZE					0		
Method	Lot							
Base Lot Value	52,374.00 x .73 = 38,374			\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-27\IMG_002I		9/27/2023		
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	38,374			Gross Rent				0.00
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code				1 Test
Quality	3.5 - Average			Adusted R				0.8445
Architecture				Indicated Value				283,888 117.12 Per SqFt
Style	100% 1 1/2 Story Finished			Direct Comparables				
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood			Selection Model				A Adam Test
Base/Total Area	1,806 / 2,424			Adjustment Model				1 2022 Residential
Style	100% 1 1/2 Story Finished			Comparables				1
HVAC	100% Warmed & Cooled Air			Indicated Value				150,490 Per SqFt
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,806			Selected Approach				Cost Approach
Fixture/RghIn	11 /			Improvements				253,987
Bed/F/H Bath	3 / 2.0 /			Lot Value				38,374
Basement Area				Indicated Value				292,361 120.61 Per SqFt
Garage Type	548 Attached Garage - Unfinished			Agland Value				
Remodel	RMA -			Site Improvements				
Year/Eff Age	1980 / 22			Total Value				292,361 120.61 Total Value Per SqFt
Cost Approach				Manual : 01/2025				
Base Cost	99.44	Total Misc Impr	+	6,430				
Roofing Adj	+ 4.10	Garage Cost	+	21,377				
Subfloor Adj	+ -2.62	Total RCN	=	325,280				
Heat/Cool Adj	+ 14.47	Depreciation (26%)	-	84,573				
Plumbing Adj	+ 7.33	Lump Sums	+	13,280				
Basement Adj	+ 0.00	RCNLD	=	253,987				
Adj Base Cost	= 122.72	Lot Value	+	38,374				
Total Area	x 2,424	Indicated Value	=	292,361				
Adjusted Cost	= 297,473	Value Per SqFt		120.61				
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
WODO	WOOD DECK - OPEN	43669	467		467	19.11	15%	7,586
WODO	WOOD DECK - OPEN	43670	350		350	19.14	15%	5,694

