



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	660019925													
Parcel ID	000000-00-0-00816-002-0012													
Cadastral ID	23-21-16-00320													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	297772													
COTES, MARY & DAVID														
22422 DOGWOOD CT CLAREMORE OK 74019-0000														
Parcel Location														
Situs	22422 DOGWOOD CT													
Subdivision	THOUSAND OAKS													
Lot/Block	0012 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	23 / 21 / 16 / 5													
Neighborhood	1145 - R-V01-SE FOYIL													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.28546651 -95.57650601														
Building Permits														
LOT 12 BLOCK 2 THOUSAND OAKS														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
					Bk/Pg	Grantor	Date	Price	Code					
					2685/583	WESTROM, RAYMOND &	01/10/2018	0	4					
					1950/360	COAST CONSTRUCTION CO	04/30/2008	170,000	YES					
					1897/870	PECK, RALPH E & TAMI S	07/23/2007	175,000	YES					
					1226/544	TINKLER, RICHARD P	05/01/2000	164,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	2009	Land Value	64,341	29,912	11%	3,290	Assessed	24,390	2,025.59					
Year Frozen	0	Improvements	207,385	191,820		21,100	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	271,726	221,732		24,390	Total Taxable	24,390	2,026.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019925	COTES, MARY & DAVID	5	262,147	0	23,229	1,929.00							
2024	2024-660019925	COTES, MARY & DAVID	5	248,690	0	22,122	1,846.00							
2023	2023-660019925	COTES, MARY & DAVID	5	191,543	0	21,070	1,754.00							
2022	2022-660019925	COTES, MARY & DAVID	5	187,720	0	20,649	1,718.00							
2021	2021-660019925	COTES, MARY & DAVID	5	195,934	0	21,553	1,828.00							
2020	2020-660019925	COTES, MARY & DAVID	5	194,792	0	20,619	1,746.00							
2019	2019-660019925	COTES, MARY & DAVID	5	178,522	0	19,637	1,701.00							
2018	2018-660019925	COTES, MARY & DAVID	5	186,371	0	20,501	1,777.00							
2017	2017-660019925	WESTROM, RAYMOND &	5	184,558	0	20,234	1,650.00							
2016	2016-660019925	WESTROM, RAYMOND &	5	180,031	0	19,270	1,644.00							
2015	2015-660019925	WESTROM, RAYMOND &	5	166,840	0	18,352	1,551.00							
2014	2014-660019925	WESTROM, RAYMOND &	5	170,045	0	18,508	1,588.00							
2013	2013-660019925	WESTROM, RAYMOND &	5	160,239	0	17,626	1,535.00							



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Lot Data	Square-Foot - NBHD 1145 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1647 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 50,735.00 x 1.27 = 64,341 Factor Value Adjustments 1.0000 Lot Value 64,341		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,638 / 2,446
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,638
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Unfinished 2 Stalls
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	306,765	125.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	358,300 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.70	Total Misc Impr	+	12,352	
Roofing Adj	+ 3.76	Garage Cost	+	24,544	
Subfloor Adj	+ -2.40	Total RCN	=	339,711	
Heat/Cool Adj	+ 14.47	Depreciation (43%)	-	146,076	
Plumbing Adj	+ 7.27	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	193,635	
Adj Base Cost	= 123.80	Lot Value	+	64,341	
Total Area	x 2,446	Indicated Value	=	257,976	
Adjusted Cost	= 302,815	Value Per SqFt		105.47	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,635		
Lot Value	64,341		
Indicated Value	257,976	105.47	Per SqFt
Agland Value			
Site Improvements	13,750		
Total Value	271,726	111.09	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	6,429.63		6,430
PATO	SLAB PORCH - OPEN	48708		520	520	9.69		5,039
PRCH	SLAB PORCH - COVERED	48709		30	30	29.44		883



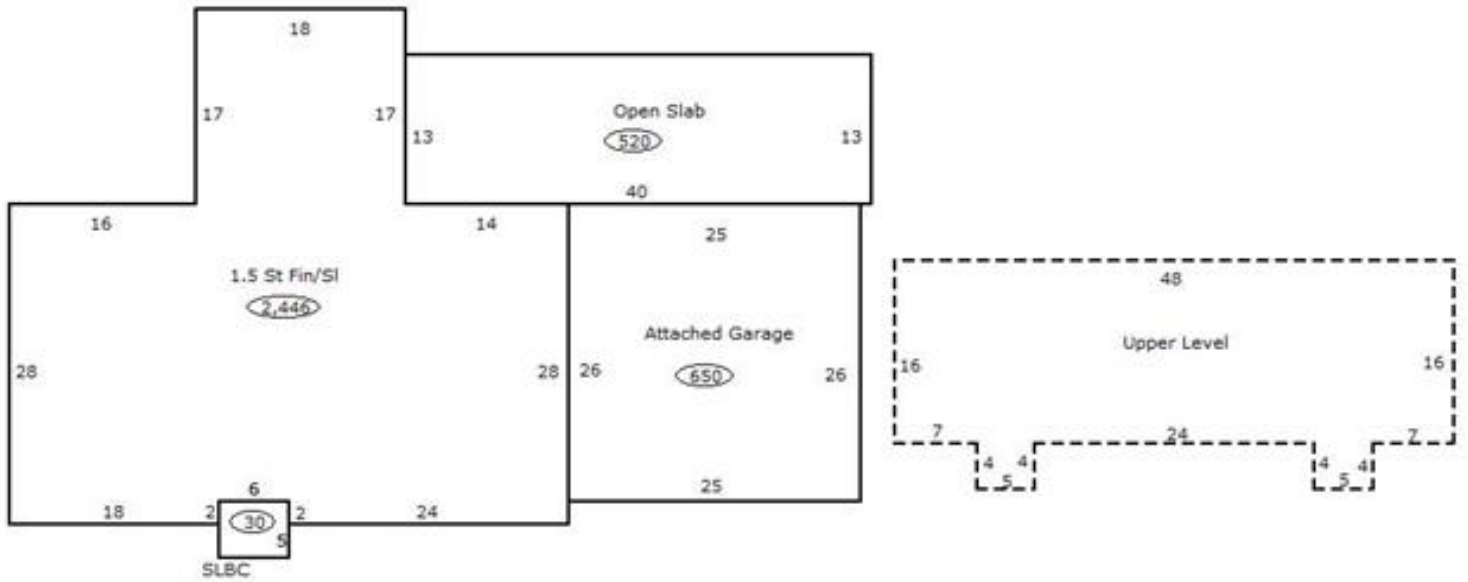
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Sketch Image

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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	1,638	1.493	2,446
2	G	1		13	Attached Garage	650	1.000	650
3	M	PATO		13	Open Slab	520	1.000	520
4	M	PRCH		13	SLBC	30	1.000	30
5	U	^UL	Overhang	13	Upper Level	808	1.000	808
Total Building Area						1,638		2,446



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV Qual 3	SWIM VINYL Cond 3	0x0x0		Eff Age	1
Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)		25,000		25,000	11,250	13,750
	STF Qual 2	STG FAIR Cond	0x0x0		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	STF Qual 2	STG FAIR Cond	0x0x0		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						