



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 660025837 Parcel ID 000000-00-0-00846-003-0011 Cadastral ID 30-21-16-06040 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 341191 COBB, STEVEN C 10555 E BIRCH ST CLAREMORE OK 74019-0000 Parcel Location Situs 10555 E BIRCH ST Subdivision TWIN OAKS ESTATES Lot/Block 0011 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (147)\IMG_0085.JPG 2/21/2023</p>														
Legal Description Lot/Long: 36.27386711 -95.64062807																			
LOT 11 BLOCK 3 TWIN OAKS ESTATES					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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	BOLICK ENTERPRISES LLC	02/24/2023	175,000	YES										
					/	SMITH, PHIL & NAN	02/19/2020	115,000	19										
					1587/629	COMMUNITY BANK & TRUST CO	05/04/2004	114,667	YES										
					1355/750	PEARSON, MAURICE &-KONGCHAY	01/15/2002	0	10										
					1214/631	WASHMUTH, EARL C &-PATRICIA	02/15/2000	96,500	No										
					993/166	NEW COVENANT COMMUNITY~CHUR	06/21/1995	63,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	2024	Land Value	35,999	35,999	11%	3,960	Assessed	18,717	2,043.37										
Year Frozen	2008	Improvements	134,155	134,155		14,757	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	170,154	170,154		18,717	Total Taxable	18,717	2,043.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660025837	COBB, STEVEN C			85	165,923	0	18,251	1,993.00										
2024	2024-660025837	COBB, STEVEN C			85	175,277	0	19,280	1,981.00										
2023	2023-660025837	COBB, STEVEN C			85	166,664	0	18,333	1,868.00										
2022	2022-660025837	BOLICK ENTERPRISES LLC			85	166,736	0	18,341	1,887.00										
2021	2021-660025837	BOLICK ENTERPRISES LLC			85	175,722	0	19,329	1,906.00										
2020	2020-660025837	BOLICK ENTERPRISES LLC			85	172,843	1000	12,242	1,257.00										
2019	2019-660025837	SMITH, PHILIP G &			85	166,351	1000	12,242	1,270.00										
2018	2018-660025837	SMITH, PHILIP G &			85	171,505	1000	12,242	1,267.00										
2017	2017-660025837	SMITH, PHILIP G &			85	170,036	1000	12,242	1,259.00										
2016	2016-660025837	SMITH, PHILIP G &			85	165,537	1000	12,242	1,283.00										
2015	2015-660025837	SMITH, PHILIP G &			85	148,936	1000	12,242	1,238.00										
2014	2014-660025837	SMITH, PHILIP G &			85	150,221	1000	12,242	1,271.00										
2013	2013-660025837	SMITH, PHILIP G &			85	141,733	1000	12,242	1,256.00										




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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.5743 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 25,017.00 x 2.00 = 50,034 Factor Value Adjustments 0.7195 Lot Value 35,999		 <p style="text-align: right; color: orange;">02/21/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (147)\IMG_0085.JPG 2/21/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,172 / 2,172
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,172
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

Cost Approach				Manual : 01/2025			
Base Cost	90.30	Total Misc Impr	+ 8,557	Roofing Adj	+ 3.75	Garage Cost	+ 13,023
Subfloor Adj	+ 0.00	Total RCN	= 260,869	Heat/Cool Adj	+ 10.30	Depreciation (49%)	- 127,826
Plumbing Adj	+ 5.82	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 133,043
Adj Base Cost	= 110.17	Lot Value	+ 35,999	Total Area	x 2,172	Indicated Value	= 169,042
		Value Per SqFt	77.83	Adjusted Cost	= 239,289		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	181,289	83.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	198,700		Per SqFt

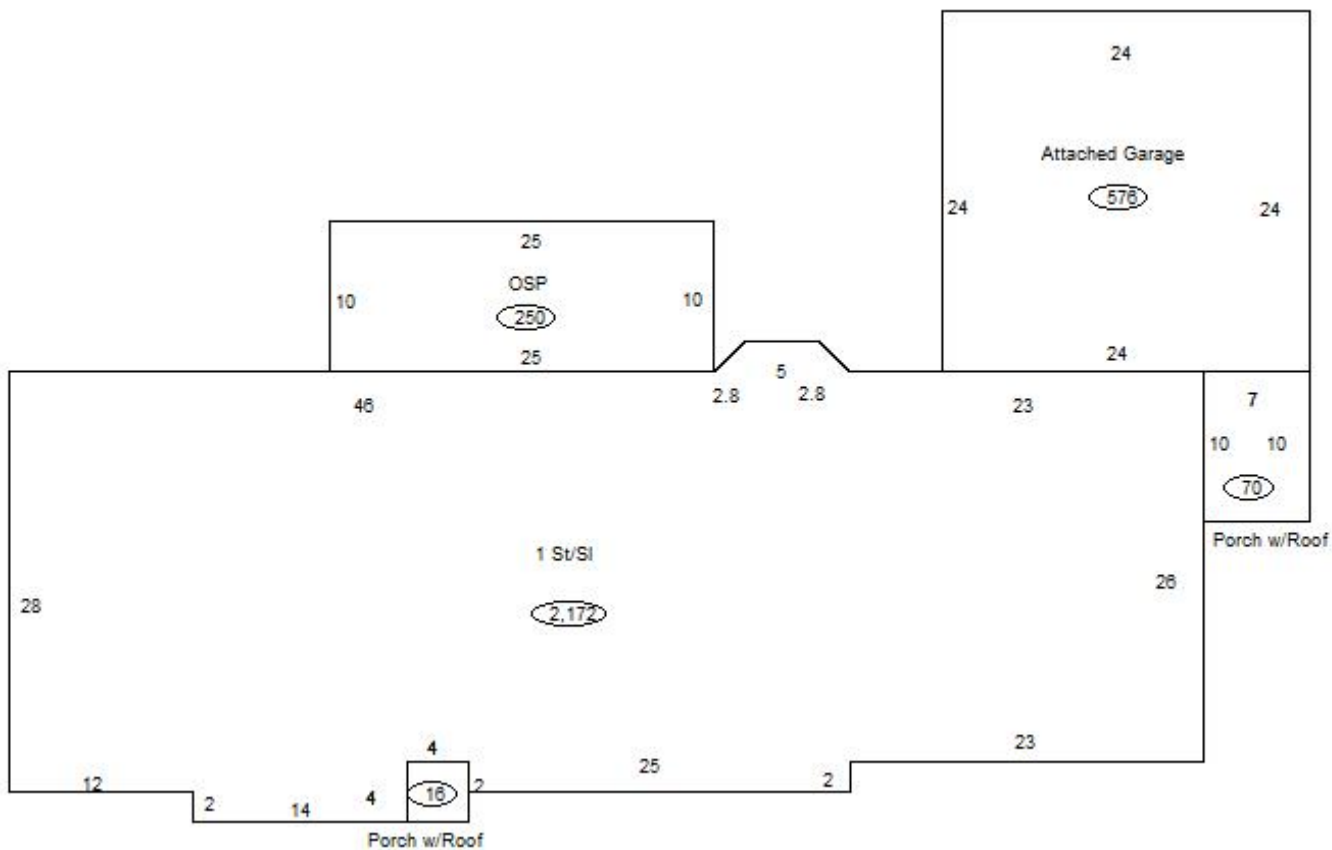
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,043		
Lot Value	35,999		
Indicated Value	169,042	77.83	Per SqFt
Agland Value			
Site Improvements	1,112		
Total Value	170,154	78.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	63100	10x7		70	21.07		1,475
PRCH	SLAB PORCH - COVERED	63101	16		16	21.24		340
PATO	SLAB PORCH - OPEN	124981	25x10		250	8.66		2,165



Sketch Image

660025837



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,172	1.000	2,172
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PRCH		13	SLBC	16	1.000	16
5	M	PATO		13	Open Slab	250	1.000	250
Total Building Area						2,172		2,172



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	0x0x0			264
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (7.02 x 264)		1,853		1,853	741	1,112