



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 660027396 Parcel ID 000000-00-0-00540-001-0008 Cadastral ID 31-22-16-01870 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 336353 COBB, WILLIAM & PATRICIA 10209 E 470 RD CLAREMORE OK 74017-0000 Parcel Location Situs 10209 E 470 RD Subdivision NORTHAVEN Lot/Block 0008 / 0001 Parcel Size 1.5 - Lots Sec/Twn/Rng 31 / 22 / 16 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (113)\IMG_0062.JPG 11/21/2022</p>														
Legal Description Lat/Long: 36.33721064 -95.64660149																			
E2 OF LOT 7 & ALL OF LOT 8 BLOCK 1 NORTHAVEN					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	COBB, ALVIN B & SELLER	10/04/2021	0	4										
					960/324		06/21/1994	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	0	Land Value	91,398	59,184	11%	6,510	Assessed	36,797	3,980.76										
Year Frozen	0	Improvements	295,798	275,334		30,287	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0	Total Value	387,196	334,518		36,797	Total Taxable	35,797	3,887.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660027396	COBB, WILLIAM & PATRICIA			10	374,466	1000	34,726	3,771.00										
2024	2024-660027396	COBB, PATRICIA L			10	446,604	1000	33,684	3,542.00										
2023	2023-660027396	COBB, PATRICIA L			10	306,133	1000	32,675	3,412.00										
2022	2022-660027396	COBB, PATRICIA L			10	309,573	1000	33,053	3,435.00										
2021	2021-660027396	COBB, ALVIN B &			10	280,022	1000	29,763	3,116.00										
2020	2020-660027396	COBB, ALVIN B &			10	278,056	1000	28,867	3,068.00										
2019	2019-660027396	COBB, ALVIN B &			10	263,610	1000	27,997	2,919.00										
2018	2018-660027396	COBB, ALVIN B &			10	271,203	1000	27,775	2,997.00										
2017	2017-660027396	COBB, ALVIN B &			10	268,912	1000	26,937	3,076.00										
2016	2016-660027396	COBB, ALVIN B &			10	261,535	1000	26,123	2,719.00										
2015	2015-660027396	COBB, ALVIN B &			10	239,393	1000	25,333	2,494.00										
2014	2014-660027396	COBB, ALVIN B &			10	243,745	1000	24,846	2,442.00										
2013	2013-660027396	COBB, ALVIN B &			10	228,837	1000	24,093	2,291.00										



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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.9644	
Topography		
Street Access		
Utilities		
Amenities	LAND VALUE	
	0	
	0	
Method	Square-Foot	
Base Lot Value	172,688.00 x .53 = 91,398	
Factor Value		
Adjustments	1.0000	
Lot Value	91,398	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Frame, Siding, Vinyl 70% Veneer, Masonry
Base/Total Area	1,902 / 2,920
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	1,902 Total
Garage Type	1,020 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1994 / 24

Cost Approach		Manual : 01/2025	
Base Cost	89.87	Total Misc Impr	+ 12,202
Roofing Adj	+ 3.09	Garage Cost	+ 30,386
Subfloor Adj	+ 0.00	Total RCN	= 410,975
Heat/Cool Adj	+ 12.64	Depreciation (29%)	- 119,183
Plumbing Adj	+ 6.68	Lump Sums	+ 4,006
Basement Adj	+ 13.88	RCNLD	= 295,798
Adj Base Cost	= 126.16	Lot Value	+ 91,398
Total Area	x 2,920	Indicated Value	= 387,196
Adjusted Cost	= 368,387	Value Per SqFt	132.60



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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	347,338	118.95	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	91,400		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	295,798		
Lot Value	91,398		
Indicated Value	387,196	132.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	387,196	132.60	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	66280	42x6		252	26.14		6,587
WODO	WOOD DECK - OPEN	66281	272		272	18.41	20%	4,006



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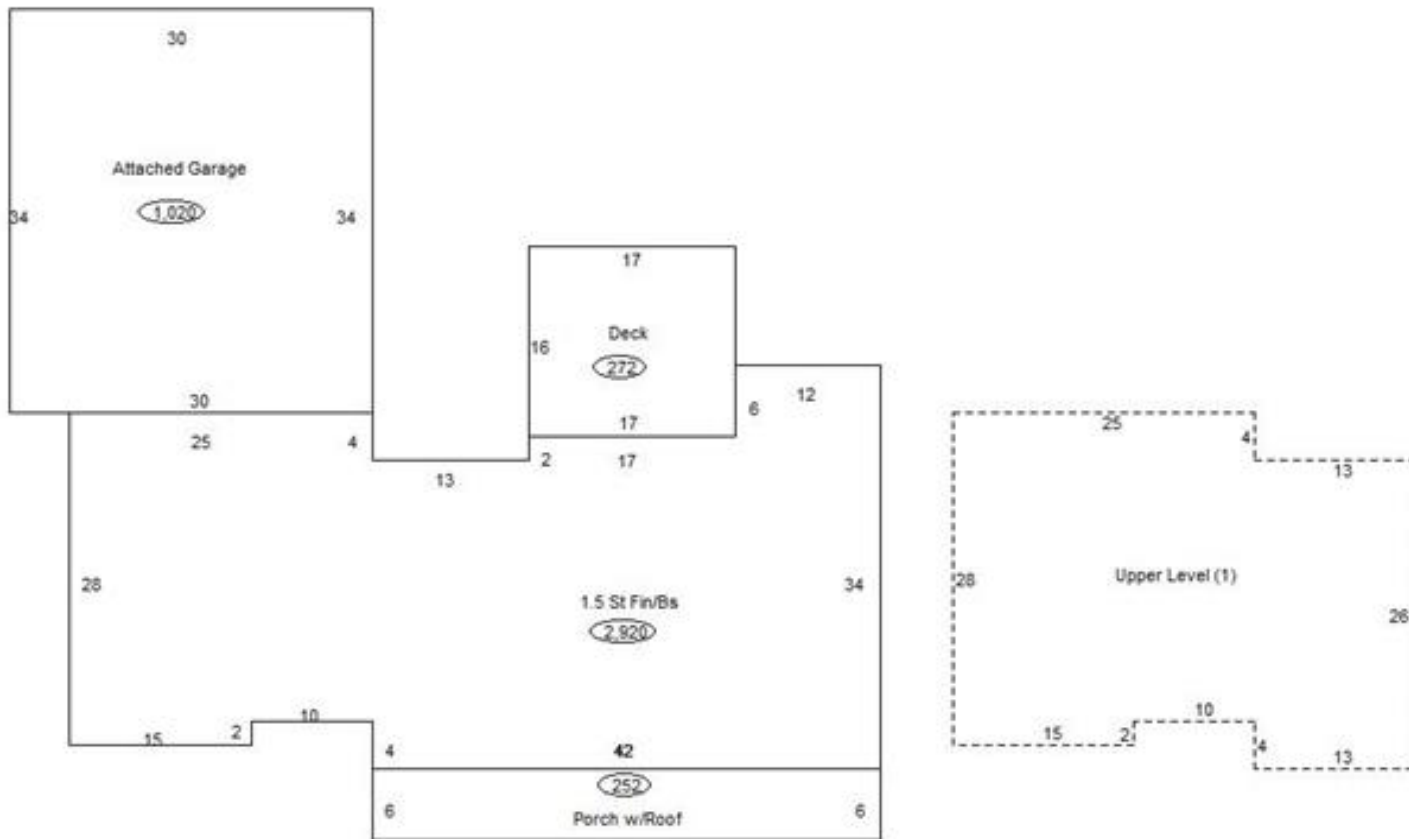
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	13	1.5 St Fin/Bs	1,902	1.535	2,920
2	G	1		13	Attached Garage	1,020	1.000	1,020
3	M	PRCH		13	SLBC	252	1.000	252
4	M	WODO		13	WODO	272	1.000	272
5	U	^UL		13	Upper Level (1)	1,018	1.000	1,018
Total Building Area						1,902		2,920