



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:53:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660086937 Parcel ID 000000-00-0-00326-003-0008 Cadastral ID 12-21-15-05610 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 315111 THOMPSON, JAY S & SUSAN H 406 COG HILL CT CLAREMORE OK 74019-0000 Parcel Location Situs 00406 COG HILL CT Subdivision GATES AT HERITAGE HILLS Lot/Block 0008 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1168 - R-V01,4-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31260269 -95.65349115 THE GATES AT HERITAGE HILLS LOT 8 BLOCK 3																																																																																																																									
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Page 2

Lot Data		Square-Foot - NBHD 1168 #1	
Lot Size	70 x 130		
Lot Count	1		
Units Buildable	1		
Non-Ag Acres			
Topography	ROLLING		
Street Access	W/SIDEWALK		
Utilities	ALL		
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,100.00 x 4.07 = 37,037		
Factor Value			
Adjustments	1.0000		
Lot Value	37,037		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,093 / 2,093
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,093
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	659 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	284,335 135.85 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	318,380 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	279,080
Lot Value	37,037
Indicated Value	316,117 151.04 Per SqFt
Agland Value	
Site Improvements	
Total Value	316,117 151.04 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.64	Total Misc Impr	+ 13,155
Roofing Adj	+ 4.65	Garage Cost	+ 19,882
Subfloor Adj	+ -2.19	Total RCN	= 303,348
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 24,268
Plumbing Adj	+ 7.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 279,080
Adj Base Cost	= 129.15	Lot Value	+ 37,037
Total Area	x 2,093	Indicated Value	= 316,117
Adjusted Cost	= 270,311	Value Per SqFt	151.04

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	124139	14x5		70	26.71		1,870
PRCH	SLAB PORCH - COVERED	124140	18x12		216	26.25		5,670



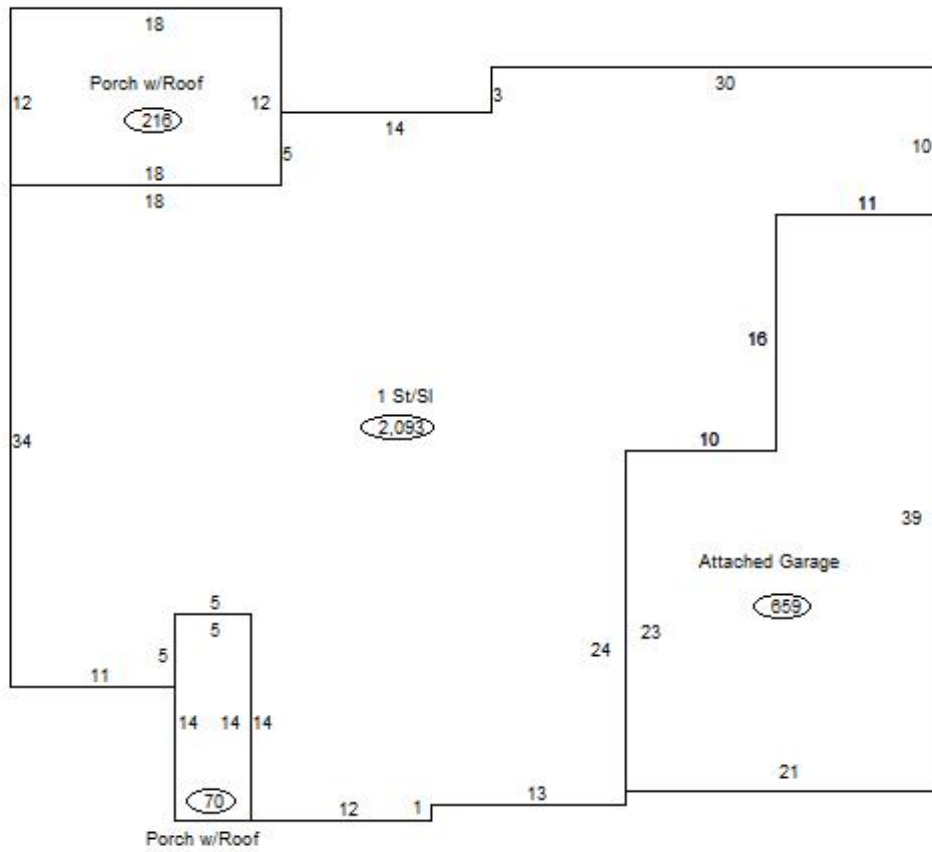
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,093	1.000	2,093
2	G	1		13	Attached Garage	659	1.000	659
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PRCH		13	SLBC	216	1.000	216
Total Building Area						2,093		2,093