



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																			
<b>Account</b> 660090292 <b>Parcel ID</b> 000000-00-0-00295-001-0012 <b>Cadastral ID</b> 01-21-15-04110 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 315192 COOTS, JERRAD & KORY  307 W PATTI PAGE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 09501 E BOND DR <b>Subdivision</b> ESTATES AT PECAN RIDGE THE <b>Lot/Block</b> 0012 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 21 / 15 / 5 <b>Neighborhood</b> 1031 - R-V04-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">03/15/2022 10:27</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0315\IMG_0035. 3/16/2022</p>																			
<b>Legal Description</b> Lat/Long: 36.33052295 -95.65926408																								
LOT 12 BLOCK 1 ESTATES AT PECAN RIDGE THE					<b>Building Permits</b> <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>WP 2017 03 20R18-NEW POOL</td> <td></td> <td>03/2017</td> <td>12/2017</td> <td>50,000</td> </tr> <tr> <td>R2016 12 5 R18-NEW 6695 SQ FT SFR</td> <td></td> <td>12/2016</td> <td>12/2017</td> <td>450,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP 2017 03 20R18-NEW POOL		03/2017	12/2017	50,000	R2016 12 5 R18-NEW 6695 SQ FT SFR		12/2016	12/2017	450,000
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<b>Exemptions</b>					<b>Sale History</b>																			
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>															
H	Homestead	Yes	1,000	1,000	2473/28	EQUITY TRUST CO CUSTODIAN	05/13/2015	40,000	YES															
					2170/282	CHOAT, CHAD L &	05/03/2011	50,000	YES															
					2065/283	STANLEY, CRAIG T	10/28/2009	38,000	YES															
					2008/163	ROGERS COUNTY LAND	02/23/2009	41,500	YES															
<b>Parcel Valuation</b>																								
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.442	<b>Current Tax</b>															
Remove Cap	2016	<b>Land Value</b>	114,540	53,894	11%	5,928	<b>Assessed</b>	111,509	11,869.19															
Year Frozen	0	<b>Improvements</b>	1,023,751	959,827		105,581	<b>Penalty</b>	0																
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-92.00															
TIF Project ID	0	<b>Total Value</b>	1,138,291	1,013,721		111,509	<b>Total Taxable</b>	110,509	11,777.00															
<b>Assessment History</b>																								
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>															
2025	2025-660090292	COOTS, JERRAD & KORY			8	1,108,104	1000	107,262	11,431.00															
2024	2024-660090292	COOTS, JERRAD & KORY			8	1,181,204	1000	104,108	11,095.00															
2023	2023-660090292	COOTS, JERRAD & KORY			8	1,041,018	1000	101,047	10,686.00															
2022	2022-660090292	COOTS, JERRAD & KORY			8	1,037,005	1000	98,075	10,435.00															
2021	2021-660090292	COOTS, JERRAD & KORY			8	879,987	1000	95,189	9,713.00															
2020	2020-660090292	COOTS, JERRAD & KORY			8	864,215	1000	92,388	9,772.00															
2019	2019-660090292	COOTS, JERRAD & KORY			8	824,251	1000	89,668	9,585.00															
2018	2018-660090292	COOTS, JERRAD & KORY			8	832,261	1000	90,549	9,662.00															
2017	2017-660090292	COOTS, JERRAD & KORY			8	40,000	0	4,400	462.00															
2016	2016-660090292	COOTS, JERRAD & KORY			8	40,000	0	4,400	474.00															
2015	2015-660090292	COOTS, JERRAD & KORY			8	40,000	0	4,400	453.00															
2014	2014-660090292	EQUITY TRUST CO CUSTODIAN			8	40,000	0	4,400	460.00															
2013	2013-660090292	EQUITY TRUST CO CUSTODIAN			8	40,000	0	4,400	454.00															



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Lot Data	Square-Foot - NBHD 1031 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 9302 <b>Non-Ag Acres</b> 1.2358 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 SIZE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 53,832.00 x 2.13 = 114,540 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 114,540		<p>03/15/2022 10:27</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0315\IMG_0035. 3/16/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	5 - Very Good
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	75% Veneer, Masonry 25% Veneer, Stone
<b>Base/Total Area</b>	3,859 / 7,038
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	3,859
<b>Fixture/RghIn</b>	22 /
<b>Bed/F/H Bath</b>	4 / 4.0 / 2.0
<b>Basement Area</b>	
<b>Garage Type</b>	1,553 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2017 / 7

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 1,104,739 156.97 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.39	<b>Total Misc Impr</b>	+ 48,402	<b>Roofing Adj</b>	+ 3.39	<b>Garage Cost</b>	+ 79,840
<b>Subfloor Adj</b>	+ -2.34	<b>Total RCN</b>	= 1,058,314	<b>Heat/Cool Adj</b>	+ 18.45	<b>Depreciation ( 7%)</b>	- 74,082
<b>Plumbing Adj</b>	+ 6.26	<b>Lump Sums</b>	+ 12,519	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 996,751
<b>Adj Base Cost</b>	= 132.15	<b>Lot Value</b>	+ 114,540	<b>Total Area</b>	x 7,038	<b>Indicated Value</b>	= 1,111,291
		<b>Value Per SqFt</b>	157.90	<b>Adjusted Cost</b>	= 930,072		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 996,751 <b>Lot Value</b> 114,540 <b>Indicated Value</b> 1,111,291 157.90 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 27,000 <b>Total Value</b> 1,138,291 161.74 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	8,198.48		8,198
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	135634	13x2		26	37.25		969
PRCH	SLAB PORCH - COVERED	135635	150		150	36.64		5,496
PRCH	SLAB PORCH - COVERED	135636	19x13		247	36.12		8,922
PRCH	SLAB PORCH - COVERED	135638	17x16		272	36.03		9,800
PRCH	SLAB PORCH - COVERED	135639	47x9		423	35.50		15,017
WODO	WOOD DECK - OPEN	135701	33x16		528	23.71		12,519



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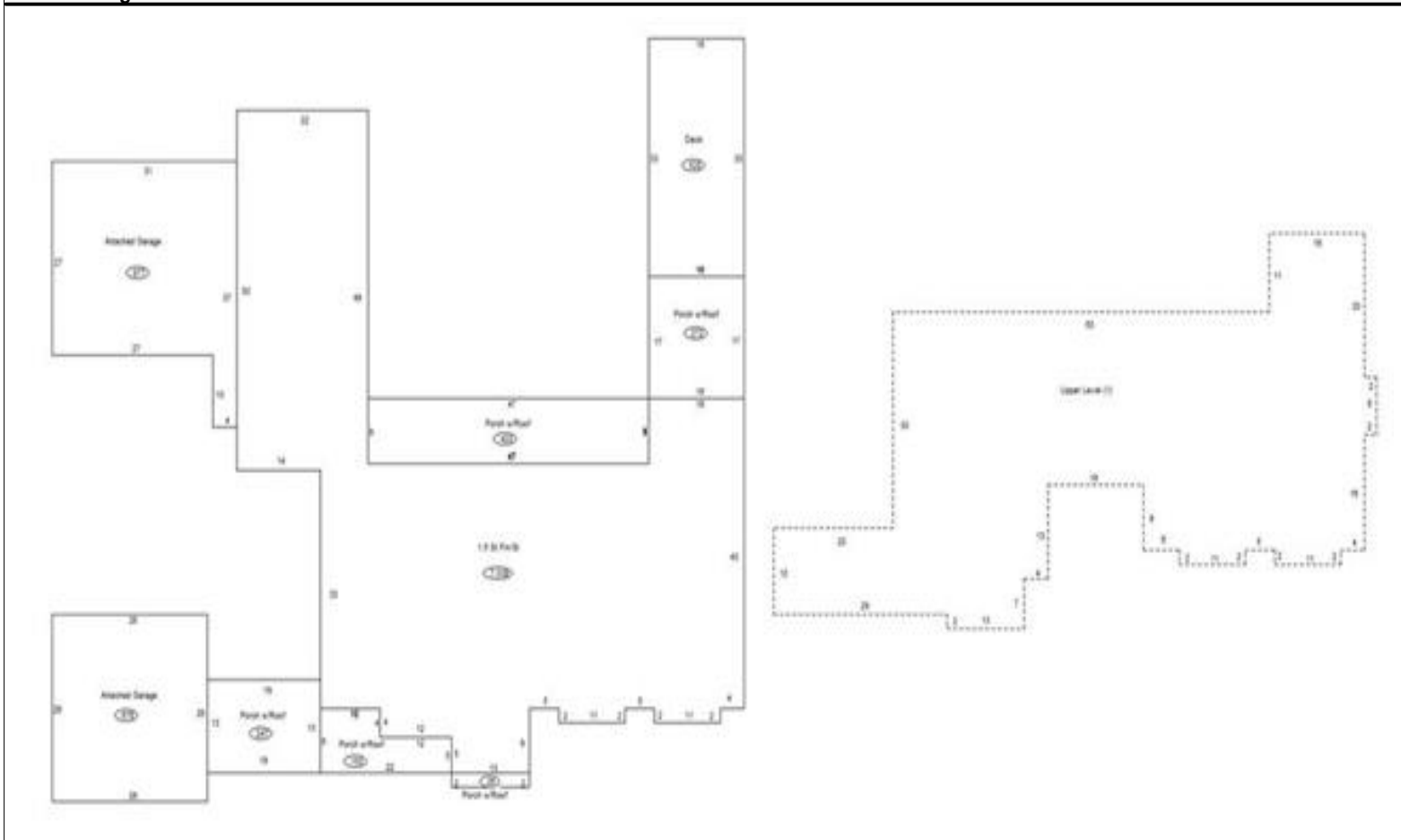
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,859	1.824	7,038
2	G	1		13	Attached Garage	877	1.000	877
3	M	PRCH		13	SLBC	26	1.000	26
4	M	PRCH		13	SLBC	150	1.000	150
5	M	PRCH		13	SLBC	247	1.000	247
6	G	1		13	Attached Garage	676	1.000	676
7	M	PRCH		13	SLBC	272	1.000	272
8	M	PRCH		13	SLBC	423	1.000	423
9	U	^UL		13	Upper Level (1)	3,179	1.000	3,179
10	M	WODO		13	WODO	528	1.000	528
<b>Total Building Area</b>						<b>3,859</b>		<b>7,038</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2017	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	3,000	27,000