



# 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> 660094274 <b>Parcel ID</b> 000000-00-0-10275-002-0026 <b>Cadastral ID</b> 09-21-16-15551 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 345533 COGGINS, CHAD & TRAN  610 S LYNN RIGGS BLVD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00221 N DOROTHY AVE <b>Subdivision</b> MOORES (IN CLAREMORE) <b>Lot/Block</b> 0026 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 9 / 21 / 16 / 5 <b>Neighborhood</b> 1177 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-16\IMG_002! 6/16/2023</p>																																																		
<b>Legal Description</b> Lot/Long: 36.30904458 -95.59929079																																																						
LOT 26 BLOCK 2 MOORE'S.				<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount																																								
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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>																																													
					/	HARRIS, ANDRE K	10/04/2024	65,000	YES																																													
					/	HARRIS, ANDRE K &	10/16/2019	0	WB																																													
					2702/323	DAKE, E J & LUZ	04/04/2018	30,000	YES																																													
					2685/221	WAREHIME, ANDREW T &	01/02/2018	30,500	YES																																													
					2236/66	WAREHIME, LELAND &	04/02/2012	45,000	4																																													
<b>Parcel Valuation</b>				<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value</td> <td>27,282</td> <td>27,282</td> <td>11%</td> <td>3,001</td> <td>Assessed</td> <td>7,271 672.06</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>38,821</td> <td>38,821</td> <td></td> <td>4,270</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>66,103</td> <td>66,103</td> <td></td> <td>7,271</td> <td>Total Taxable</td> <td>7,271 672.00</td> </tr> </tbody> </table>						Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2025	Land Value	27,282	27,282	11%	3,001	Assessed	7,271 672.06	Year Frozen	0	Improvements	38,821	38,821		4,270	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	66,103	66,103		7,271	Total Taxable	7,271 672.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660094274	COGGINS, CHAD & TRAN	17	65,000	0	7,150	661.00																																															
2024	2024-660094274	HARRIS, ANDRE K	17	67,833	0	4,595	425.00																																															
2023	2023-660094274	HARRIS, ANDRE K	17	73,897	0	4,377	401.00																																															
2022	2022-660094274	HARRIS, ANDRE K	17	37,897	0	4,169	386.00																																															
2021	2021-660094274	HARRIS, ANDRE K	17	36,401	0	4,004	354.00																																															
2020	2020-660094274	HARRIS, ANDRE K	17	35,884	0	3,894	357.00																																															
2019	2019-660094274	HARRIS, ANDRE K &	17	33,716	0	3,709	344.00																																															
2018	2018-660094274	HARRIS, ANDRE K &	17	36,706	0	4,038	373.00																																															
2017	2017-660094274	WAREHIME, ANDREW T &	17	36,445	0	4,009	368.00																																															
2016	2016-660094274	WAREHIME, ANDREW T &	17	35,590	0	3,871	363.00																																															
2015	2015-660094274	WAREHIME, ANDREW T &	17	33,514	0	3,687	333.00																																															
2014	2014-660094274	WAREHIME, ANDREW T &	17	34,951	0	3,845	357.00																																															
2013	2013-660094274	WAREHIME, ANDREW T &	17	33,968	0	3,736	342.00																																															



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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1552	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	6,759.00 x 3.71 = 25,101	
Factor Value		
Adjustments	1.0869	
Lot Value	27,282	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	920 / 920
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	35,667 38.77 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	112,620 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	38,821
Lot Value	27,282
Indicated Value	66,103 71.85 Per SqFt
Agland Value	
Site Improvements	
Total Value	66,103 71.85 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.60	Total Misc Impr	+ 3,255
Roofing Adj	+ 4.41	Garage Cost	+
Subfloor Adj	+ 2.67	Total RCN	= 103,995
Heat/Cool Adj	+ 1.59	Depreciation ( 65%)	- 67,597
Plumbing Adj	+ 5.23	Lump Sums	+ 2,423
Basement Adj	+ 0.00	RCNLD	= 38,821
Adj Base Cost	= 109.50	Lot Value	+ 27,282
Total Area	x 920	Indicated Value	= 66,103
Adjusted Cost	= 100,740	Value Per SqFt	71.85

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	124164	162		162	20.09		3,255
WODC	WOOD DECK - COVERED	124165	12x7		84	41.21	30%	2,423



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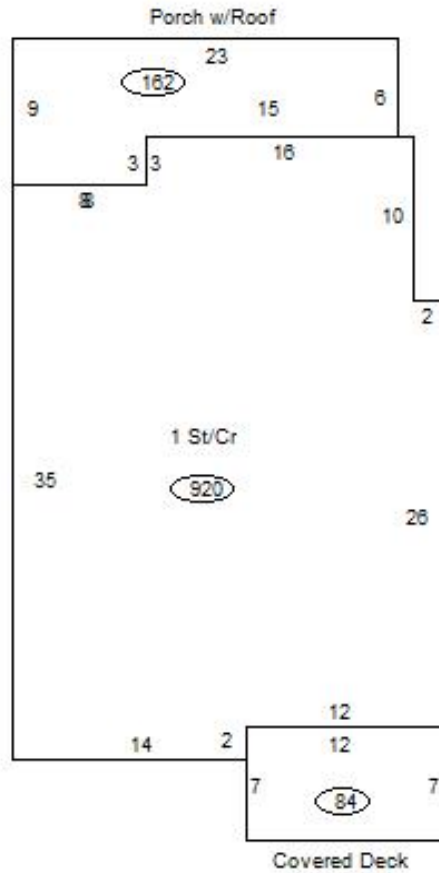
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### Sketch Image

660094274



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	920	1.000	920
2	M	PRCH		13	SLBC	162	1.000	162
3	M	WODC		13	WODC	84	1.000	84
<b>Total Building Area</b>						920		920