



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 660105243 Parcel ID 22N17E-34-1-00000-001-0000 Cadastral ID 34-22-17-01510 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 334718 COCHRAN, JOHNATHAN 19926 E 460 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19926 E 460 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 34 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																									
Legal Description Lat/Long: 36.35026417 -95.47308714																																																									
Building Permits TR DESC 2021-007095 AS W 275' N 317.5' E2 NE NE					<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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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	0
Units Buildable	0
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/14/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,029 / 2,029
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,029
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	104.74	Total Misc Impr	+ 3,838
Roofing Adj	+ 4.58	Garage Cost	+
Subfloor Adj	+ -2.43	Total RCN	= 261,866
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 65,467
Plumbing Adj	+ 7.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 196,399
Adj Base Cost	= 127.17	Lot Value	+
Total Area	x 2,029	Indicated Value	= 196,399
Adjusted Cost	= 258,028	Value Per SqFt	96.80

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	196,399
Lot Value	
Indicated Value	196,399
Agland Value	286
Site Improvements	22,310
Total Value	218,995
	107.93 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71294	29x5		145	26.47		3,838



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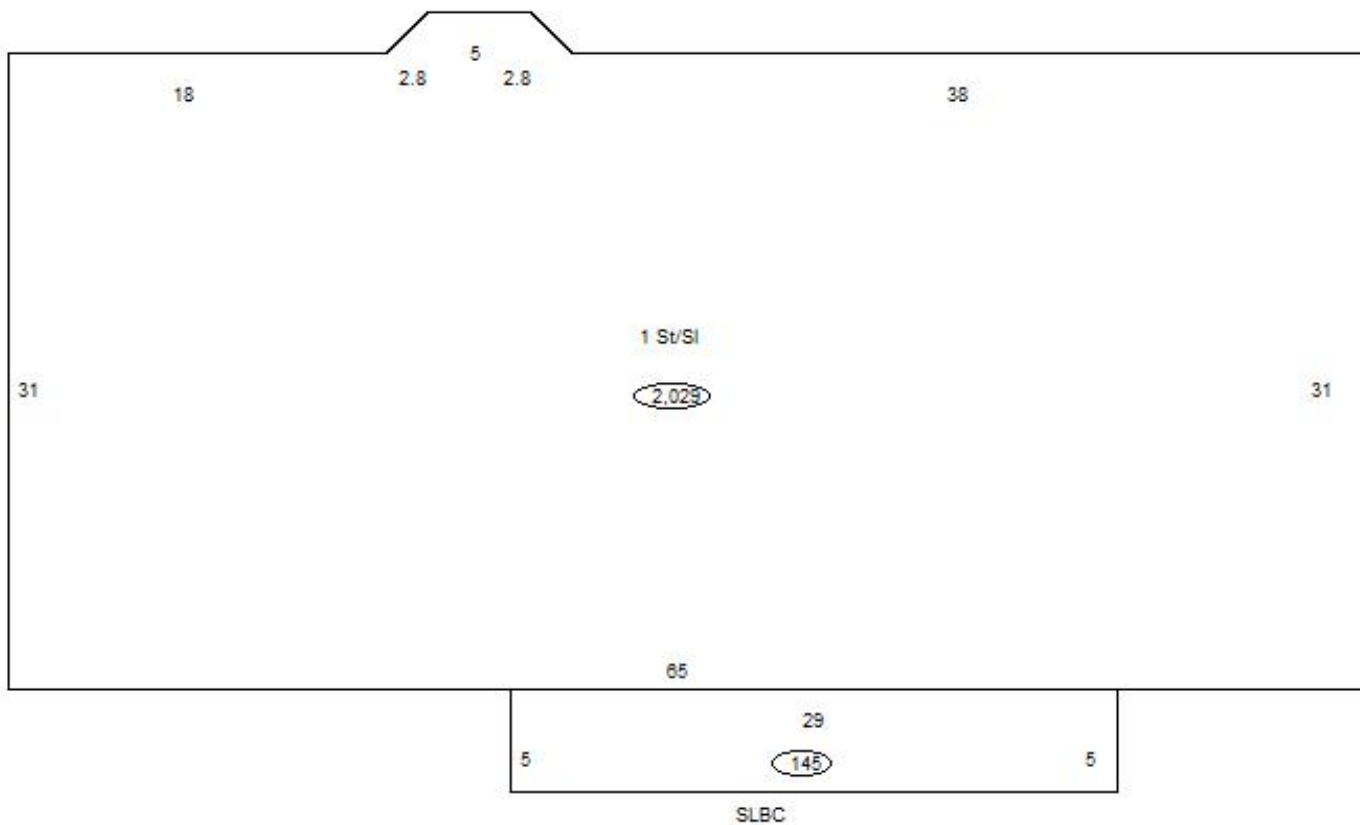
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	2,029	1.000	2,029
2	M	PRCH		10	SLBC	145	1.000	145
Total Building Area						2,029		2,029



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	26x50x12	Concrete	Formed Metal	1,300
	Qual 3	Cond 3	Year 2005	Eff Age 16		
		Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 1,300)	35,412	35,412	13,102	22,310



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			2.000	143	143	286	286
IMP PST Totals						2.000			286	286
Total Agland						2.000			286	286