




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 660106559 Parcel ID 23N16E-33-2-00000-002-000 Cadastral ID 33-23-16-00270 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 13 - FOYIL/ NW FIRE Name ID 323897 COWHERD, DARREN R & MINDY C 12920 E 400 RD CLAREMORE OK 74017-0000 Parcel Location Situs 12920 E 400 RD Subdivision Lot/Block / Parcel Size 35 - Acres Sec/Twn/Rng 33 / 23 / 16 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S007 - FOYIL SCHOOLS					 <p>660106559_001.JPG 7/30/2024</p>																																																	
Legal Description Lat/Long: 36.43464944 -95.59816832																																																						
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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	<p>660106559 07/30/24</p> <p>660106559_001.JPG 7/30/2024</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,210 / 3,210
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,210
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	780 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	106.47	Total Misc Impr	+ 31,015	Roofing Adj	+ 5.49	Garage Cost	+ 43,502
Subfloor Adj	+ -4.22	Total RCN	= 494,642	Heat/Cool Adj	+ 15.98	Depreciation (2%)	- 9,893
Plumbing Adj	+ 7.16	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 484,749
Adj Base Cost	= 130.88	Lot Value	+ 484,749	Total Area	x 3,210	Indicated Value	= 484,749
		Value Per SqFt	151.01	Adjusted Cost	= 420,125		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	484,749		
Lot Value		484,749	151.01 Per SqFt
Indicated Value	484,749		
Agland Value	4,608		
Site Improvements	46,700		
Total Value	536,057	167.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	1	6,566.25		6,566
PRCH	Porch	160640	264		264	31.41		8,292
PRCH	Porch	160641	33x16		528	30.60		16,157



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x40x10	Concrete	Formed Metal	1,200
	Qual	4	Cond 4	Year 2023	Eff Age 2	
	Valuation Summary Base Cost (35.77 x 1,200) 42,924		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	LNT0	LEAN-TO	12x40x8	Dirt	Formed Metal	480
	Qual	4	Cond 4	Year 2023	Eff Age 2	
	Valuation Summary Base Cost (11.99 x 480) 5,755		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
				5,755	691	5,064



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			10.000	108	108	1,080	1,080
SO	SOGN SOILS	NTV PST	15			5.000	36	36	180	180
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			5.000	187	187	936	936
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			15.000	161	161	2,412	2,412
NTV PST Totals						35.000			4,608	4,608
Total Agland						35.000			4,608	4,608