



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	660003159								
Parcel ID	000000-00-0-10205-001-0008								
Cadastral ID	04-21-16-03410								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	17 - CLAREMORE OT								
Name ID	275748								
BOWEN, GAIL R									
1201 N CHERRINGTON AVE CLAREMORE OK 74017-3002									
Parcel Location									
Situs	01201 N CHERRINGTON AVE								
Subdivision	JAYCEE								
Lot/Block	0008 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	4 / 21 / 16 / 5								
Neighborhood	1162 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32204633 -95.60673254									
Building Permits									
LOT 8 BLOCK 1 JAYCEE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1261/944	CORLEY, CURT D 1/3 INT &-GAIL R BC	12/18/2000	22,500	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2001	Land Value	55,481	36,290	11%	3,992	Assessed	7,631	705.33
Year Frozen	2014	Improvements	50,576	33,081		3,639	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	106,057	69,371		7,631	Total Taxable	6,631	613.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660003159	BOWEN, GAIL R			17	106,912	1000	6,631	613.00
2024	2024-660003159	BOWEN, GAIL R			17	104,205	1000	6,631	613.00
2023	2023-660003159	BOWEN, GAIL R			17	90,622	1000	6,631	607.00
2022	2022-660003159	BOWEN, GAIL R & CLIFFORD			17	72,099	1000	6,631	614.00
2021	2021-660003159	BOWEN, GAIL R & CLIFFORD			17	69,371	1000	6,631	586.00
2020	2020-660003159	BOWEN, GAIL R & CLIFFORD			17	70,967	1000	6,657	610.00
2019	2019-660003159	BOWEN, GAIL R & CLIFFORD			17	69,612	1000	6,657	617.00
2018	2018-660003159	BOWEN, GAIL R & CLIFFORD			17	74,600	1000	7,003	647.00
2017	2017-660003159	BOWEN, GAIL R & CLIFFORD			17	74,140	1000	7,003	643.00
2016	2016-660003159	BOWEN, GAIL R & CLIFFORD			17	72,755	1000	7,003	657.00
2015	2015-660003159	BOWEN, GAIL R & CLIFFORD			17	93,631	1000	9,222	832.00
2014	2014-660003159	BOWEN, GAIL R & CLIFFORD			17	94,273	1000	9,222	855.00
2013	2013-660003159	BOWEN, GAIL R & CLIFFORD			17	91,378	0	9,925	908.00



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Lot Data		Square-Foot - NBHD 1162 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2337		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	10,180.00 x 5.45 = 55,481		
Factor Value			
Adjustments	1.0000		
Lot Value	55,481		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,322 / 1,322
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	3 Built-up Rock
Area on Slab	1,322
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1957 / 69

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	131,364 99.37 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	171,180 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	50,576
Lot Value	55,481
Indicated Value	106,057 80.22 Per SqFt
Agland Value	
Site Improvements	
Total Value	106,057 80.22 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.88	Total Misc Impr	+	1,834
Roofing Adj	+ 4.07	Garage Cost	+	13,345
Subfloor Adj	+ -1.17	Total RCN	=	180,627
Heat/Cool Adj	+ 11.47	Depreciation (72%)	-	130,051
Plumbing Adj	+ 7.90	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	50,576
Adj Base Cost	= 125.15	Lot Value	+	55,481
Total Area	x 1,322	Indicated Value	=	106,057
Adjusted Cost	= 165,448	Value Per SqFt		80.22

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8075	13x4		52	24.10		1,253
PRCH	SLAB PORCH - COVERED	8076	6x4		24	24.19		581

