



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	660010677								
Parcel ID	000000-00-0-10345-004-0017								
Cadastral ID	10-21-16-02250								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	340698								
COOK, ABIGAYLE IRENE & MARSHALL									
1301 N MILLER DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01301 N MILLER DR								
Subdivision	PARKLAND III AMD								
Lot/Block	0017 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	10 / 21 / 16 / 5								
Neighborhood	1182 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32031787 -95.58981181									
Building Permits									
LOT 17 BLOCK 4 PARKLAND ESTATES III AMD									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	RHOTEN, DOROTHY M	01/26/2023	185,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024	Land Value	56,035	56,035	11%	6,164	Assessed	21,222	1,961.55
Year Frozen	2005	Improvements	136,889	136,889		15,058	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	192,924	192,924		21,222	Total Taxable	20,222	1,869.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660010677	COOK, ABIGAYLE IRENE &	17	188,358	1000	19,720	1,823.00		
2024	2024-660010677	COOK, ABIGAYLE IRENE &	17	187,455	1000	19,620	1,813.00		
2023	2023-660010677	COOK, ABIGAYLE IRENE &	17	164,189	1000	9,825	900.00		
2022	2022-660010677	RHOTEN, DOROTHY M	17	137,241	1000	9,825	910.00		
2021	2021-660010677	RHOTEN, DOROTHY M	17	139,994	1000	9,824	867.00		
2020	2020-660010677	RHOTEN, DOROTHY M	17	137,738	1000	9,825	900.00		
2019	2019-660010677	RHOTEN, DOROTHY M	17	133,712	1000	9,825	910.00		
2018	2018-660010677	RHOTEN, DOROTHY M	17	139,181	1000	9,825	908.00		
2017	2017-660010677	RHOTEN, DOROTHY M	17	137,996	1000	9,825	902.00		
2016	2016-660010677	RHOTEN, DOROTHY M	17	134,501	1000	9,825	922.00		
2015	2015-660010677	RHOTEN, DOROTHY M	17	135,663	1000	9,825	886.00		
2014	2014-660010677	RHOTEN, DOROTHY M	17	136,826	1000	9,825	911.00		
2013	2013-660010677	RHOTEN, DOROTHY M	17	124,270	1000	9,825	899.00		



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Lot Data		Square-Foot - NBHD 1182 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2614		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	11,388.00 x 5.00 = 56,940		
Factor Value			
Adjustments	0.9841		
Lot Value	56,035		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,726 / 1,726
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,726
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	180,730 104.71 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	195,200 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	136,889
Lot Value	56,035
Indicated Value	192,924 111.78 Per SqFt
Agland Value	
Site Improvements	
Total Value	192,924 111.78 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	97.91	Total Misc Impr	+	9,206
Roofing Adj	+ 4.39	Garage Cost	+	13,854
Subfloor Adj	+ -1.15	Total RCN	=	231,526
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	97,241
Plumbing Adj	+ 8.16	Lump Sums	+	2,604
Basement Adj	+ 0.00	RCNLD	=	136,889
Adj Base Cost	= 120.78	Lot Value	+	56,035
Total Area	x 1,726	Indicated Value	=	192,924
Adjusted Cost	= 208,466	Value Per SqFt		111.78

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	25310	28x6		168	23.69		3,980
WODO	WOOD DECK - OPEN	25311	18x12		216	20.09	40%	2,604
PATO	SLAB PORCH - OPEN	143518	4x3		12	10.86		130



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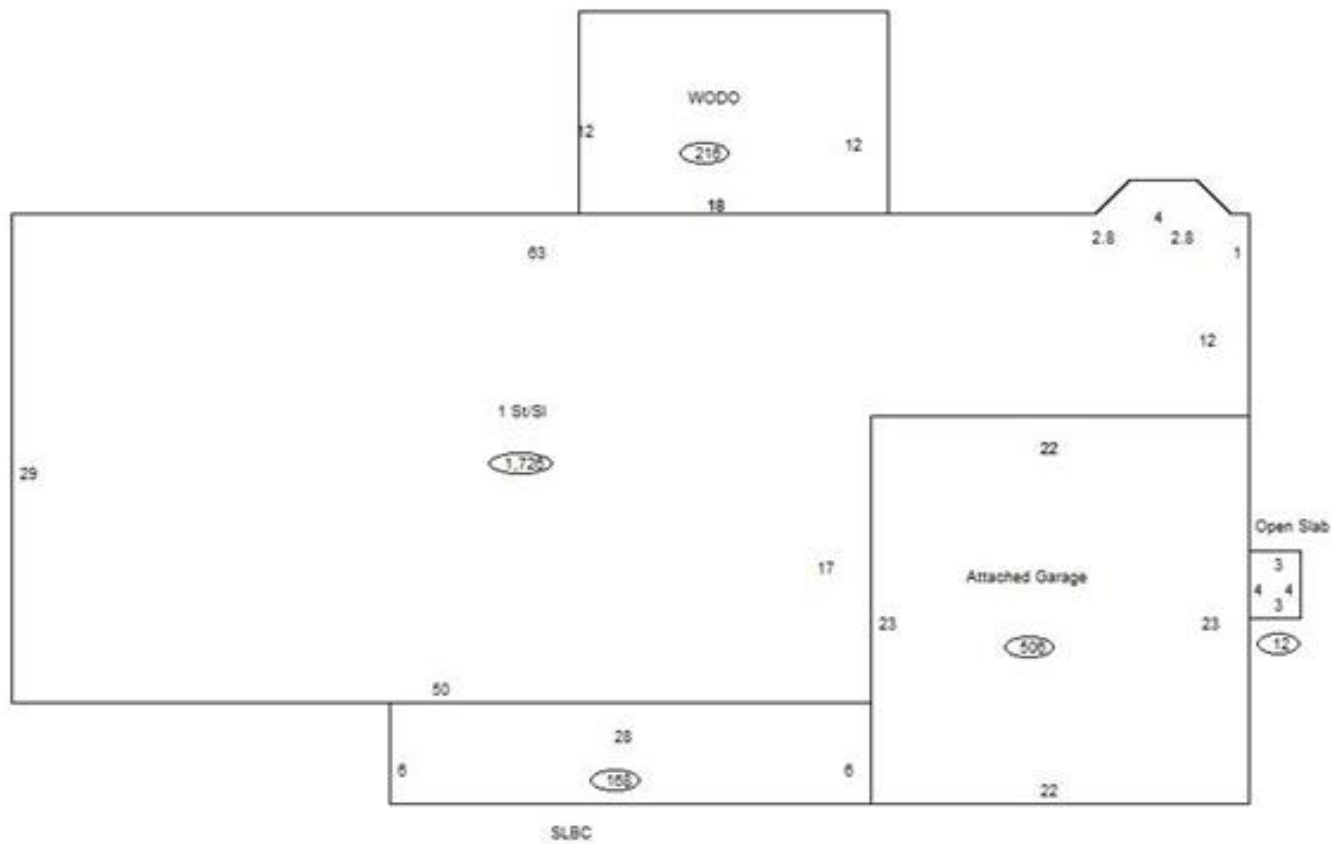
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Sketch Image

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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/SI	1,726	1.000	1,726
2	G	1		10	Attached Garage	506	1.000	506
3	M	PRCH		10	SLBC	168	1.000	168
4	M	WODO		10	WODO	216	1.000	216
5	M	PATO		10	Open Slab	12	1.000	12
Total Building Area						1,726		1,726



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary						
Base Cost (4.68 x)			Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD