



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	660016779													
Parcel ID	000000-00-0-10190-001-0070													
Cadastral ID	18-21-16-02670													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	320450													
ABBOTT, GARY W & LILLIAN K														
715 WINTER LN CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00715 WINTER LN													
Subdivision	HOLIDAY HILLS													
Lot/Block	0070 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	18 / 21 / 16 / 5													
Neighborhood	1170 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30630344 -95.64233329														
N2 TRACT 70 BLOCK 1 HOLIDAY HILLS														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2605/63	BOWMAN, RICK R & MARY PAT	01/09/2017	166,000	YES					
					2320/721	HALE, GLENN	04/19/2013	100,000	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2018	Land Value	68,847	52,713	11%	5,798	Assessed	17,779	1,643.31					
Year Frozen	2018	Improvements	142,261	108,922		11,981	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	211,108	161,635		17,779	Total Taxable	16,779	1,551.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016779	ABBOTT, GARY W & LILLIAN K	17	206,082	1000	16,780	1,551.00							
2024	2024-660016779	ABBOTT, GARY W & LILLIAN K	17	232,292	1000	16,780	1,551.00							
2023	2023-660016779	ABBOTT, GARY W & LILLIAN K	17	192,371	1000	16,780	1,537.00							
2022	2022-660016779	ABBOTT, GARY W & LILLIAN K	17	177,361	1000	16,779	1,553.00							
2021	2021-660016779	ABBOTT, GARY W & LILLIAN K	17	172,971	1000	16,780	1,482.00							
2020	2020-660016779	ABBOTT, GARY W & LILLIAN K	17	168,578	1000	16,780	1,537.00							
2019	2019-660016779	ABBOTT, GARY W & LILLIAN K	17	161,635	1000	16,780	1,554.00							
2018	2018-660016779	ABBOTT, GARY W & LILLIAN K	17	168,239	1000	17,506	1,618.00							
2017	2017-660016779	ABBOTT, GARY W & LILLIAN K	17	153,770	1000	6,648	611.00							
2016	2016-660016779	BOWMAN, RICK R & MARY PAT	17	150,145	1000	7,357	691.00							
2015	2015-660016779	BOWMAN, RICK R & MARY PAT	17	95,176	1000	7,114	642.00							
2014	2014-660016779	BOWMAN, RICK R & MARY PAT	17	103,500	1000	6,877	638.00							
2013	2013-660016779	BOWMAN, RICK R & MARY PAT	17	100,688	1000	6,648	608.00							



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1079	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,260.00 x 1.43 = 68,847	
Factor Value		
Adjustments	1.0000	
Lot Value	68,847	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,723 / 1,723
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	418 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,827	99.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	230,900		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.03	Total Misc Impr	+	48,697			
Roofing Adj	+ 4.30	Garage Cost	+	12,063			
Subfloor Adj	+ 1.17	Total RCN	=	262,385			
Heat/Cool Adj	+ 11.47	Depreciation (50%)	-	131,193			
Plumbing Adj	+ 6.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	131,192			
Adj Base Cost	= 117.02	Lot Value	+	68,847			
Total Area	x 1,723	Indicated Value	=	200,039			
Adjusted Cost	= 201,625	Value Per SqFt		116.10			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,192		
Lot Value	68,847		
Indicated Value	200,039	116.10	Per SqFt
Agland Value			
Site Improvements	11,069		
Total Value	211,108	122.52	Total Value Per SqFt

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	40349	20x4		80	24.02		1,922
EPSW	ENCLOSED PORCH - SOLID WALL	40350	38x14		532	59.84		31,835
PRCH	SLAB PORCH - COVERED	124549	428		428	23.00		9,844



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	54x18x0			972
	Qual 4	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (37.96 x 972)		36,897	36,897	25,828	11,069
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					