



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:07:58
Page 1

Assessment Data					Primary Image									
Account	660103932													
Parcel ID	000000-00-0-10010-126-0007													
Cadastral ID	09-21-16-09111													
Property Type	REAL - Real Property													
Property Class	UCP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	338881													
COX, DEBRA ANN														
PO BOX 2782 CLAREMORE OK 74018-0000														
Parcel Location														
Situs	00200 S CHICKASAW AVE													
Subdivision	CLAREMORE O T													
Lot/Block	0007 / 0125	Parcel Size	.2 - Lots											
Sec/Twn/Rng	9 / 21 / 16 / 5													
Neighborhood	910010 - CLAREMORE OT													
School District	S001 - CLAREMORE SCHOOLS													
REVAL 2024 5/3/2023														
Legal Description Lat/Long: 36.30863149 -95.61055235														
TR DESC 2020-006372 AS BEING IN BLOCK 125 CLAREMORE OT COMM AT NW/C LOT 1 BLOCK 125; S64.2545E 139.6'; S24.5241W 150'; S64.2545E 25.57' TO POB; S24.5241W 65.18'; CURVE RIGHT RADIUS 3430.88' ARC LENGTH 98.82' CHORD DISTANCE 98.81' CHORD BEARING N23.0950W; S64.2545E 73.49' TO POB.														
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></td> <td></td> <td></td> <td></td> <td></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					
					/	DEBRA COX INSURANCE AGENCY INC	06/23/2022	0	4					
					/	MILLER, CHARLES R &	04/20/2020	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	8,084	8,084	11%	889	Assessed	7,785	719.57					
Year Frozen		Improvements	67,670	62,689		6,896	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	75,754	70,773		7,785	Total Taxable	7,785	720.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660103932	COX, DEBRA ANN	17	73,784	0	7,414	685.00							
2024	2024-660103932	COX, DEBRA ANN	17	69,784	0	7,061	653.00							
2023	2023-660103932	COX, DEBRA ANN	17	67,632	0	6,725	616.00							
2022	2022-660103932	COX, DEBRA ANN	17	65,110	0	6,405	593.00							
2021	2021-660103932	DEBRA COX INSURANCE AGENCY INC	17	55,455	0	6,100	539.00							
2020	2020-660103932	DEBRA COX INSURANCE AGENCY INC	17	55,455	0	6,100	559.00							



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Date 04/18/2026
 Time 10:07:58
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1661 CLAREMORE OT (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	2,395.00 x 1.00 = 2,395		
Factor Value	0		
Adjustments	337.54%		
Lot Value	8,084		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1022533
Total Building Area	722	Image Date	5/3/2023
Total Base Value	122,863	Name	IMG_0056.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	122,863		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	67,575		
Economic Depreciation			
RCNLD (All Sources)	67,575		
Depreciated Improvements			
Outbuilding Value	95		
Total Improvement Value	67,670		
Land Value	8,084		
Cost Approach Value	75,754	104.92/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	95
Miscellaneous Income		Land Value	8,084
Effective Gross Income (EGI)		Total Appraised Value	75,754 104.92/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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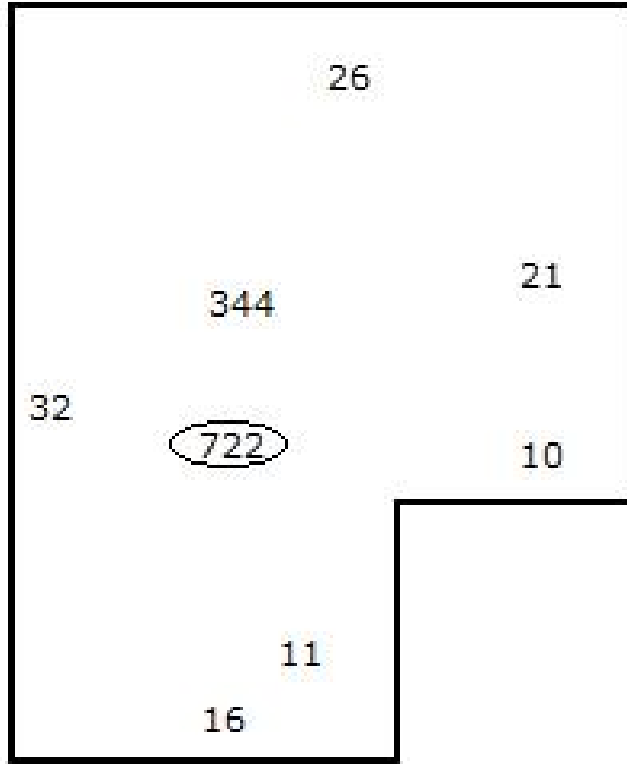
Date 04/18/2026

Time 10:07:58

Page 3

Sketch Image

660103932



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	344	722	1.000	722
Total Building Area						722		722



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Date 04/18/2026
Time 10:07:58
Page 4

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Parcel ID 000000-00-0-10010-126-0007
Cadastral ID 09-21-16-09111

Tax Area Code 17
Property Class UCP
Owners Name COX, DEBRA ANN

Building Data

Building ID 4588
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 722
Average Perimeter 116
Number Of Stories 1.00
Average Wall Ht 14.00
Year Built
Effective Age
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 87 - Stud Hardboard Siding
Heating/Cooling 2 - Forced Air Unit
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0056.JPG
Image Date 5/3/2023
Image Name IMG_0056.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 95.64
Wall Cost 64.77
HVAC Cost 9.76
Basement Cost 0.00
Total Base Cost 170.17
Total Area 722
Base RCN 122,863
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 122,863
Physical Depreciation 45%
Functional Depreciation
Total Depreciation 45% (55,288)
Total RCNLD 67,575
Lump Sums
Total Building Value 67,575 \$ 93.59 Per SqFt



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Time 10:07:58

Page 5

660103932

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	Slab Porch - Covered	3x3x0			9
	Qual 2	Cond 2	Year	Eff Age	2026	
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (21.27 x 9)				191	96	95
Total Site Improvement Value						95