



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	660001162				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0308\IMG_0043. 3/9/2022</p>														
Parcel ID	20N15E-02-3-00000-000-0000																		
Cadastral ID	02-20-15-03500																		
Property Type	REAL - Real Property																		
Property Class	RR	VI Area 3																	
Tax Area	4 - VERDIGRIS/VERD FIRE																		
Name ID	307021																		
GIBSON, MARY E ESTATE																			
JACKIE GIBSON PERS REP																			
8303 E 540 RD CLAREMORE OK 74019-0000																			
Parcel Location																			
Situs	08303 E 540 RD																		
Subdivision																			
Lot/Block	/	Parcel Size .79 - Acres																	
Sec/Twn/Rng	2 / 20 / 15 / 3																		
Neighborhood	2015 - UNPLATTED																		
School District	S008 - VERDIGRIS SCHOOLS																		
Legal Description																			
W 166.11' E 375' S 208.89' SE SE SW Lat/Long: 36.23527274 -95.68275212																			
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										
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Exemptions																			
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Sale History																			
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Bk/Pg	Grantor	Date	Price	Code															
2246/908	KERSEY, DICIE &	05/22/2012	0	4															
838/536			18,000	No															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax											
Remove Cap	0	Land Value	22,647	22,647	11%	2,491	Assessed	8,215	855.44										
Year Frozen	0	Improvements	57,893	52,036		5,724	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	80,540	74,683		8,215	Total Taxable	8,215	855.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660001162	GIBSON, MARY E ESTATE	4	83,130	0	7,824	815.00												
2024	2024-660001162	GIBSON, MARY E ESTATE	4	90,346	0	7,451	714.00												
2023	2023-660001162	GIBSON, MARY E ESTATE	4	80,087	0	7,097	670.00												
2022	2022-660001162	GIBSON, MARY E ESTATE	4	77,423	0	6,759	650.00												
2021	2021-660001162	GIBSON, MARY E ESTATE	4	58,518	0	6,437	602.00												
2020	2020-660001162	GIBSON, MARY E ESTATE	4	58,800	0	6,469	607.00												
2019	2019-660001162	GIBSON, MARY E ESTATE	4	56,558	0	6,222	593.00												
2018	2018-660001162	GIBSON, MARY E ESTATE	4	57,759	0	6,353	605.00												
2017	2017-660001162	GIBSON, MARY E ESTATE	4	57,346	0	6,308	603.00												
2016	2016-660001162	GIBSON, MARY E ESTATE	4	56,093	0	6,120	586.00												
2015	2015-660001162	GIBSON, MARY E ESTATE	4	55,373	0	5,829	563.00												
2014	2014-660001162	GIBSON, MARY E ESTATE	4	57,590	0	5,551	507.00												
2013	2013-660001162	GIBSON, MARY E ESTATE	4	50,159	0	5,287	500.00												



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Lot Data		Square-Foot - NBHD 2015 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	34,404.00 x .66 = 22,647	
Factor Value		
Adjustments	1.0000	
Lot Value	22,647	



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,470 / 1,470
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	1,470
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 71

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	149,846	101.94	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	113.93	Total Misc Impr	+	22,129	
Roofing Adj	+ 6.45	Garage Cost	+		
Subfloor Adj	+ -5.02	Total RCN	=	199,632	
Heat/Cool Adj	+ 0.00	Depreciation (71%)	-	141,739	
Plumbing Adj	+ 5.39	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	57,893	
Adj Base Cost	= 120.75	Lot Value	+	22,647	
Total Area	x 1,470	Indicated Value	=	80,540	
Adjusted Cost	= 177,503	Value Per SqFt		54.79	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	57,893		
Lot Value	22,647		
Indicated Value	80,540	54.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	80,540	54.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3026	12x8		96	32.89		3,157
EPSW	ENCLOSED PORCH - SOLID WALL	3027	19x5		95	86.49		8,217
PRCH	SLAB PORCH - COVERED	3028	338		338	31.82		10,755



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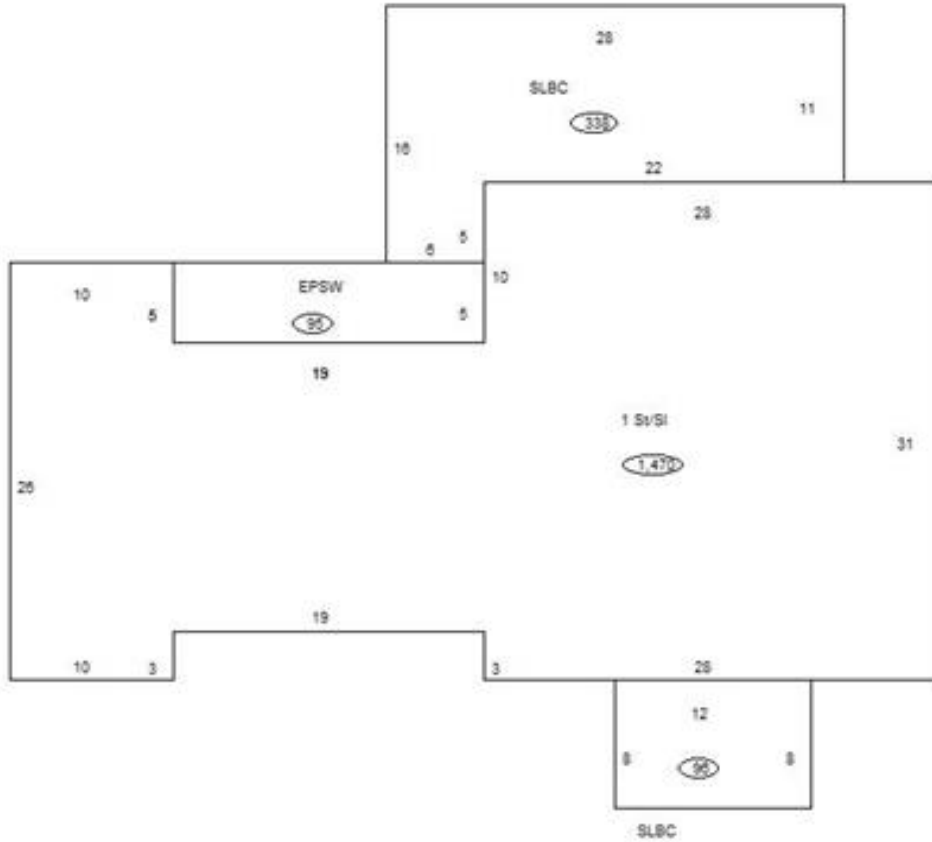
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Sketch Image

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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	1,470	1.000	1,470
2	M	PRCH		10	SLBC	96	1.000	96
3	M	EPSW		10	EPSW	95	1.000	95
4	M	PRCH		10	SLBC	338	1.000	338
Total Building Area						1,470		1,470