Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660001261
Parcel ID 20N16E-02-2-00000-000-0000
Cadastral ID 02-20-16-02300
Property Type REAL - Real Property
Property Class RR **VI Area** 3
Tax Area 5 - JUSTUS RURAL/NO FIRE
Name ID 84064
SIBLEY, G WAIDE

25205 S 4170 RD
CLAREMORE OK 74019-0000

Parcel Location

Situs 25205 S 4170 RD
Subdivision
Lot/Block / **Parcel Size** 3.25 - Acres
Sec/Twn/Rng 2 / 20 / 16 / 2
Neighborhood 2016 - UNPLATTED LAND
School District S009 - JUSTUS-TIAWAH SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.24629686 -95.58230114

W 429' S 330' OF LOT 4

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
963/386	SELLER	07/20/1994	0	No

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	0	Land Value	52,689	43,039	11%	4,734	Assessed	24,269	2,015.54
Year Frozen	2019	Improvements	217,411	177,591		19,535	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-84.00
TIF Project ID	0	Total Value	270,100	220,630		24,269	Total Taxable	23,269	1,932.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001261	SIBLEY, G WAIDE	5	252,622	1000	23,270	1,933.00
2024	2024-660001261	SIBLEY, G WAIDE	5	262,435	1000	23,270	1,942.00
2023	2023-660001261	SIBLEY, G WAIDE	5	239,799	1000	23,269	1,938.00
2022	2022-660001261	SIBLEY, G WAIDE	5	223,796	1000	23,269	1,936.00
2021	2021-660001261	SIBLEY, G WAIDE	5	240,076	1000	23,269	1,974.00
2020	2020-660001261	SIBLEY, G WAIDE	5	238,819	1000	23,270	1,970.00
2019	2019-660001261	SIBLEY, G WAIDE	5	220,630	1000	23,270	2,015.00
2018	2018-660001261	SIBLEY, G WAIDE	5	220,159	0	23,732	2,057.00
2017	2017-660001261	SIBLEY, G WAIDE	5	218,330	0	22,602	1,843.00
2016	2016-660001261	SIBLEY, G WAIDE	5	212,573	0	21,526	1,836.00
2015	2015-660001261	SIBLEY, G WAIDE	5	208,011	0	20,500	1,732.00
2014	2014-660001261	SIBLEY, G WAIDE	5	214,151	0	19,524	1,676.00
2013	2013-660001261	SIBLEY, G WAIDE	5	203,015	0	18,594	1,620.00

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Lot Data

Square-Foot - UNPLATTED LAND (ACRES)

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.6164	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	113,970.00 x .46 = 52,689	
Factor Value		
Adjustments	1.0000	
Lot Value	52,689	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	2,378 / 2,738
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,378
Fixture/Rghln	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	679 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	322,563	117.81	Per SqFt

Direct Comparables

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

Cost Approach

Manual : 01/2025

Base Cost		92.81	Total Misc Impr	+	29,136
Roofing Adj	+	4.51	Garage Cost	+	31,940
Subfloor Adj	+	-2.95	Total RCN	=	381,422
Heat/Cool Adj	+	14.47	Depreciation (43%)	-	164,011
Plumbing Adj	+	8.16	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	217,411
Adj Base Cost	=	117.00	Lot Value	+	52,689
Total Area	x	2,738	Indicated Value	=	270,100
Adjusted Cost	=	320,346	Value Per SqFt		98.65

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	217,411		
Lot Value	52,689		
Indicated Value	270,100	98.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	270,100	98.65	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	3362	385		385	28.20		10,857
PRCH	SLAB PORCH - COVERED	3363	40x8		320	28.41		9,091
PATO	SLAB PORCH - OPEN	3364	254		254	10.86		2,758

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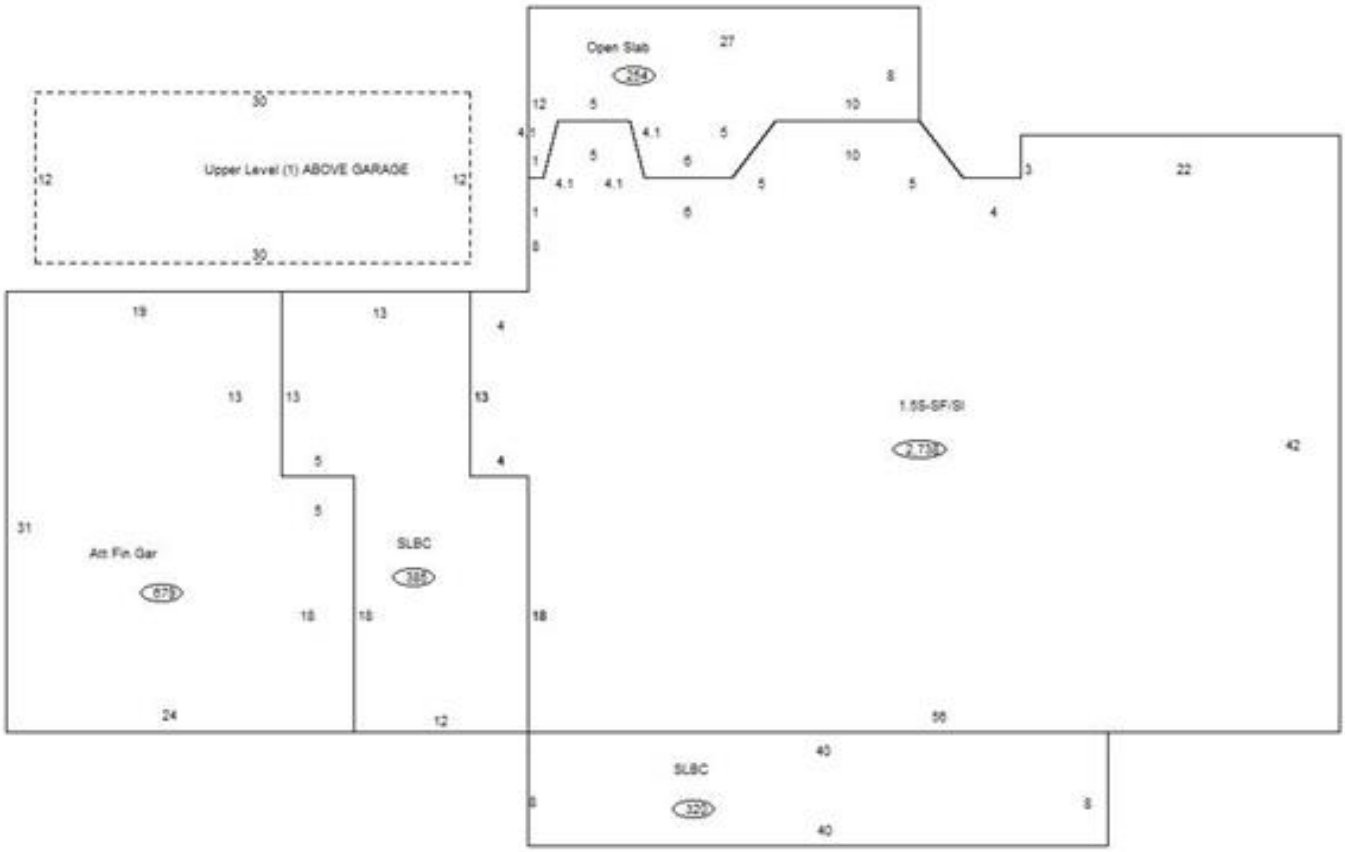
Sketch Image 660001261



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5S-SF/Sl	2,378	1.151	2,738
2	G	5		10	Att Fin Gar	679	1.000	679
3	M	PRCH		10	SLBC	385	1.000	385
4	M	PRCH		10	SLBC	320	1.000	320
5	M	PATO		10	Open Slab	254	1.000	254
6	U	^UL		10	Upper Level (1) ABOVE GARAGE	360	1.000	360
					Total Building Area	2,378		2,738