



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:24:33
Page 1

Assessment Data					Primary Image									
Account	660001281				No Image On File									
Parcel ID	000000-00-0-00495-001-0012													
Cadastral ID	02-20-16-02780													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	3											
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	347961													
WAIBEL, ROBERT & APRIL														
25072 S HACKAMORE RD W CLAREMORE OK 74019-0000														
Parcel Location														
Situs														
Subdivision	MEADOWRANCH													
Lot/Block	0012 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	2 / 20 / 16 / 5													
Neighborhood	1127 - R-V01,3,4-SE JUSTUS													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.24802517 -95.57897589														
Building Permits														
LOT 12 BLOCK 1 MEADOWRANCH														
<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					
					/	KELLY, DAL H & BONNIE E	08/04/2025	280,000	WG					
					2096/318	HOWSER, JAMES E	04/12/2010	13,000	YES					
					2050/138	HVM INVESTMENTS, INC	08/13/2009	0	4					
					1232/531	YORK, DICK CO-TRUSTEE &~JIM SEIF	06/12/2000	55,000	No					
					1071/200	YORK, DICK TRUSTEE	06/30/1997	0	No					
					670/779	WELLS, LYLE	03/05/1984	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	2026	Land Value	55,095	55,095	11%	6,060	Assessed	6,060	503.28					
Year Frozen	0	Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	55,095	55,095		6,060	Total Taxable	6,060	503.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001281	WAIBEL, ROBERT & APRIL	5	71,284	0	1,940	161.00							
2024	2024-660001281	KELLY, DAL H & BONNIE E	5	71,284	0	1,848	154.00							
2023	2023-660001281	KELLY, DAL H & BONNIE E	5	16,000	0	1,760	147.00							
2022	2022-660001281	KELLY, DAL H & BONNIE E	5	16,000	0	1,760	146.00							
2021	2021-660001281	KELLY, DAL H & BONNIE E	5	16,000	0	1,760	149.00							
2020	2020-660001281	KELLY, DAL H & BONNIE E	5	16,000	0	1,760	149.00							
2019	2019-660001281	KELLY, DAL H & BONNIE E	5	16,000	0	1,760	152.00							
2018	2018-660001281	KELLY, DAL H & BONNIE E	5	16,000	0	1,760	153.00							
2017	2017-660001281	KELLY, DAL H & BONNIE E	5	16,000	0	1,760	144.00							
2016	2016-660001281	KELLY, DAL H & BONNIE E	5	16,000	0	1,760	150.00							
2015	2015-660001281	KELLY, DAL H & BONNIE E	5	16,000	0	1,760	149.00							
2014	2014-660001281	KELLY, DAL H & BONNIE E	5	16,000	0	1,760	151.00							
2013	2013-660001281	KELLY, DAL H & BONNIE E	5	16,000	0	1,760	153.00							



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 Page 2

Lot Data		Square-Foot - NBHD 1127 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.5022							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	65,438.00 x 1.09 = 71,284							
Factor Value								
Adjustments	0.7729							
Lot Value	55,095							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	55,095				
Total Area	x	Indicated Value	=	55,095				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach Cost Approach								
Improvements								
Lot Value	55,095							
Indicated Value	55,095	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	55,095	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value