



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	660002452													
Parcel ID	21N17E-03-4-00000-000-0000													
Cadastral ID	03-21-17-00700													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	266649													
GIBB, CYNTHIA KAYE TRUST														
19605 E 480 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	19605 E 480 RD													
Subdivision														
Lot/Block	/	Parcel Size	20.01 - Acres											
Sec/Twn/Rng	3 / 21 / 17 / 4													
Neighborhood	2117 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.32371541 -95.47727239														
E 99' W2 SW SE & E2 SW SE LESS E 99' THEREOF														
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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1080/701	CLARK, JULIE A	09/10/1997	190,000	Yes					
					1046/773	MCDONALD, MALCOLM R	11/21/1996	186,500	Yes					
					966/705	NICHOLAS, TED R	08/26/1994	190,000	Yes					
					853/759			120,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	1998	Land Value	3,842	1,399	11%	154	Assessed	16,617	1,633.78					
Year Frozen	2005	Improvements	411,017	149,668		16,463	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00					
TIF Project ID	0	Total Value	414,859	151,067		16,617	Total Taxable	15,617	1,545.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002452	GIBB, CYNTHIA KAYE TRUST	94	359,421	1000	15,618	1,545.00							
2024	2024-660002452	GIBB, CYNTHIA KAYE TRUST	94	373,599	1000	15,617	1,651.00							
2023	2023-660002452	GIBB, CYNTHIA KAYE TRUST	94	341,287	1000	15,617	1,684.00							
2022	2022-660002452	GIBB, CYNTHIA KAYE TRUST	94	340,741	1000	15,617	1,699.00							
2021	2021-660002452	GIBB, CYNTHIA KAYE TRUST	94	357,139	1000	15,618	1,643.00							
2020	2020-660002452	GIBB, CYNTHIA KAYE TRUST	94	354,284	1000	15,617	1,638.00							
2019	2019-660002452	GIBB, CYNTHIA KAYE TRUST	94	335,273	1000	15,617	1,615.00							
2018	2018-660002452	GIBB, CYNTHIA KAYE TRUST	94	346,707	1000	15,617	1,631.00							
2017	2017-660002452	GIBB, CYNTHIA KAYE TRUST	94	342,331	1000	15,617	1,610.00							
2016	2016-660002452	GIBB, CYNTHIA KAYE TRUST	94	333,928	1000	15,617	1,604.00							
2015	2015-660002452	GIBB, CYNTHIA KAYE TRUST	94	323,273	1000	15,617	1,637.00							
2014	2014-660002452	GIBB, CYNTHIA KAYE TRUST	94	330,057	1000	15,617	1,607.00							
2013	2013-660002452	GIBB, CYNTHIA KAYE TRUST	94	309,312	1000	15,617	1,583.00							



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,664 / 3,996
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,664
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

Cost Approach				Manual : 01/2025			
Base Cost	96.45	Total Misc Impr	+ 26,231				
Roofing Adj	+ 3.41	Garage Cost	+ 22,896				
Subfloor Adj	+ -2.21	Total RCN	= 519,536				
Heat/Cool Adj	+ 14.47	Depreciation (43%)	- 223,400				
Plumbing Adj	+ 5.60	Lump Sums	+ 2,879				
Basement Adj	+ 0.00	RCNLD	= 299,015				
Adj Base Cost	= 117.72	Lot Value	+ 299,015				
Total Area	x 3,996	Indicated Value	= 299,015				
Adjusted Cost	= 470,409	Value Per SqFt	74.83				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	299,015		
Lot Value			
Indicated Value	299,015	74.83	Per SqFt
Agland Value	3,842		
Site Improvements	112,002		
Total Value	414,859	103.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6626	480		480	27.89		13,387
BALW	BALCONY - WOOD	6627	13x7		91	31.64		2,879
PRCH	SLAB PORCH - COVERED	6628	179		179	28.88		5,170
CPDT	CARPORT - DETACHED	6629	600		600	12.79		7,674



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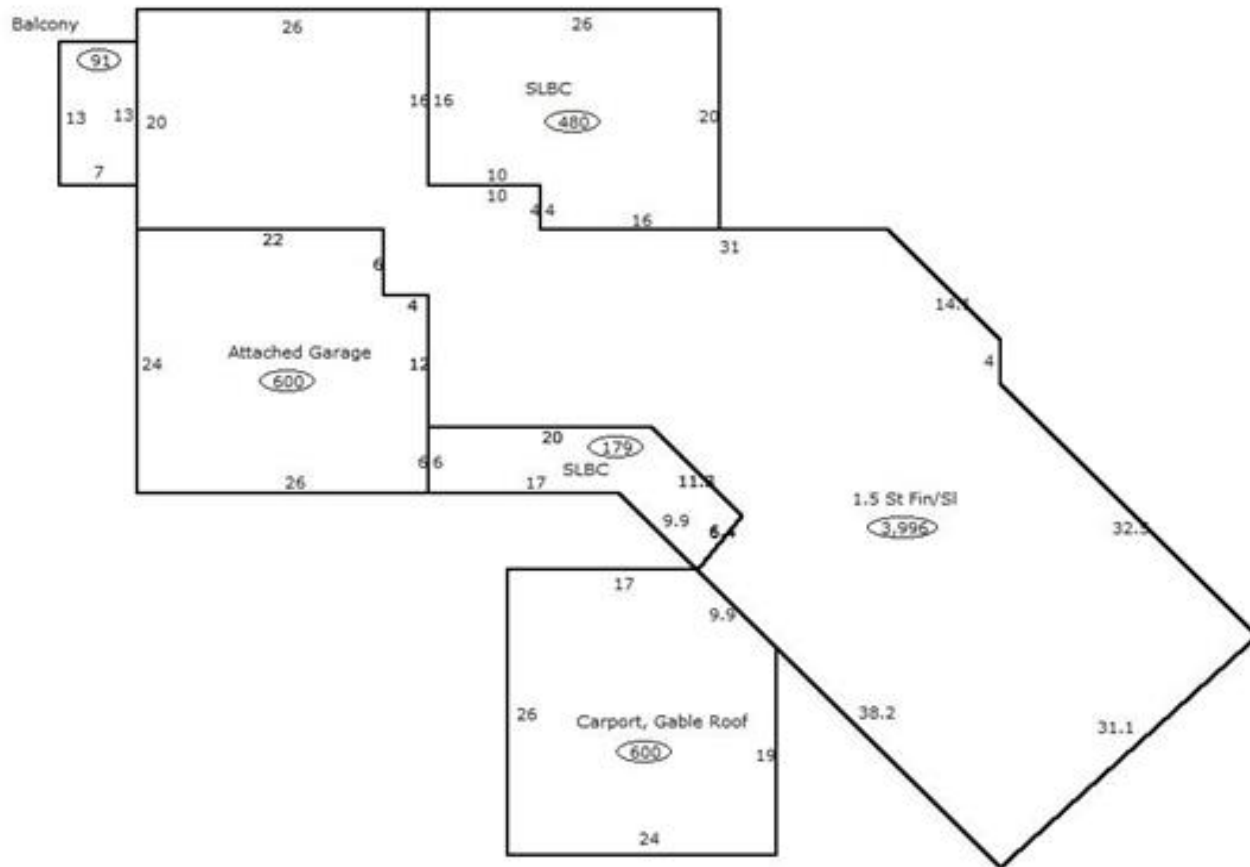
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,664	1.500	3,996
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	480	1.000	480
4	M	BALW		13	Balcony	91	1.000	91
5	M	PRCH		13	SLBC	179	1.000	179
6	G	3		13	Carport, Gable Roof	600	1.000	600
Total Building Area						2,664		3,996



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,700
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (27.99 x 1,700) 47,583		Modifier Total	RCN 47,583	Depr (45% Phys/ % Func) 21,412	RCNLD 26,171
	UTIL	SHOP BUILDING	0x0x0			1,750
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (27.80 x 1,750) 48,650		Modifier Total	RCN 48,650	Depr (25% Phys/ % Func) 12,163	RCNLD 36,487
	BARN	BARN	37x72x0			2,664
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (8.68 x 2,664) 23,124		Modifier Total	RCN 23,124	Depr (25% Phys/ % Func) 5,781	RCNLD 17,343
	LF	LOAFING SHED	0x0x0			240
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.26 x 240) 1,022		Modifier Total	RCN 1,022	Depr (35% Phys/ % Func) 358	RCNLD 664
	HS	HAY SHED	0x0x0			7,440
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 7,440) 34,819		Modifier Total	RCN 34,819	Depr (10% Phys/ % Func) 3,482	RCNLD 31,337



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			20.010	192	192	3,842	3,842
NTV PST Totals						20.010			3,842	3,842
Total Agland						20.010			3,842	3,842