




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	660002871				 <p>660002871_001.JPG 11/13/2025</p>									
Parcel ID	000000-00-0-50010-032-0003													
Cadastral ID	04-19-17-04240													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	19 - INOLA OT													
Name ID	338780													
GIBSON INVESTMENT PROPERTIES LLC														
28609 S 4170 RD INOLA OK 74036-0000														
Parcel Location														
Situs	00115 C ST SW													
Subdivision	INOLA O T													
Lot/Block	0003 / 0032	Parcel Size	1 - Lots											
Sec/Twn/Rng	4 / 19 / 17 / 5													
Neighborhood	1205 - R-V03-SE INOLA													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.14813935 -95.51136161														
ALL LOT 3 LESS N 10' BLOCK 32 INOLA O T														
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					
H	Homestead	No	1,000		/	BURT, MARK D	06/24/2022	25,000	YES					
					976/36	CATON, GRADY B &	12/01/1994	17,500	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2023	Land Value	35,752	15,143	11%	1,666	Assessed	3,184	254.91					
Year Frozen	0	Improvements	29,454	13,797		1,518	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	65,206	28,940		3,184	Total Taxable	3,184	255.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002871	GIBSON INVESTMENT PROPERTIES LLC	19	53,837	0	3,031	243.00							
2024	2024-660002871	GIBSON INVESTMENT PROPERTIES LLC	19	51,661	0	2,888	232.00							
2023	2023-660002871	GIBSON INVESTMENT PROPERTIES LLC	19	25,000	0	2,750	221.00							
2022	2022-660002871	GIBSON INVESTMENT PROPERTIES LLC	19	21,881	1000	1,407	114.00							
2021	2021-660002871	WALTERS, LILLY THI-ESTATE	19	28,943	1000	2,184	175.00							
2020	2020-660002871	WALTERS, LILLY THI-ESTATE	19	28,638	1000	2,150	174.00							
2019	2019-660002871	WALTERS, LILLY THI-ESTATE	19	28,277	1000	2,111	174.00							
2018	2018-660002871	WALTERS, LILLY THI-ESTATE	19	30,135	1000	2,315	193.00							
2017	2017-660002871	WALTERS, LILLY THI-ESTATE	19	29,971	1000	2,297	193.00							
2016	2016-660002871	WALTERS, LILLY THI	19	29,396	1000	2,234	190.00							
2015	2015-660002871	WALTERS, LILLY THI	19	31,788	1000	2,139	186.00							
2014	2014-660002871	WALTERS, LILLY THI	19	31,969	1000	2,048	184.00							
2013	2013-660002871	WALTERS, LILLY THI	19	32,571	1000	1,959	165.00							




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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size Lot Count Units Buildable 17250 Non-Ag Acres 0.3553 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 15,478.00 x 2.31 = 35,752 Factor Value Adjustments 1.0000 Lot Value 35,752		 <p>660002871 11/12/25</p> <p>660002871_001.JPG 11/13/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	768 / 768
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1939 / 65

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 33,330 43.40 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 2 Indicated Value 25,000 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.37	Total Misc Impr	+ 2,693	Roofing Adj	+ 4.60	Garage Cost	+ 0
Subfloor Adj	+ 2.67	Total RCN	= 95,752	Heat/Cool Adj	+ 5.00	Depreciation (71%)	- 67,984
Plumbing Adj	+ 6.53	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 27,768
Adj Base Cost	= 121.17	Lot Value	+ 35,752	Total Area	x 768	Indicated Value	= 63,520
		Value Per SqFt	82.71	Adjusted Cost	= 93,059		

Value Reconciliation
Selected Approach Cost Approach Improvements 27,768 Lot Value 35,752 Indicated Value 63,520 82.71 Per SqFt Agland Value Site Improvements 1,686 Total Value 65,206 84.90 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7272	16x6		96	20.99		2,015
PRCH	SLAB PORCH - COVERED	7273	8x4		32	21.19		678



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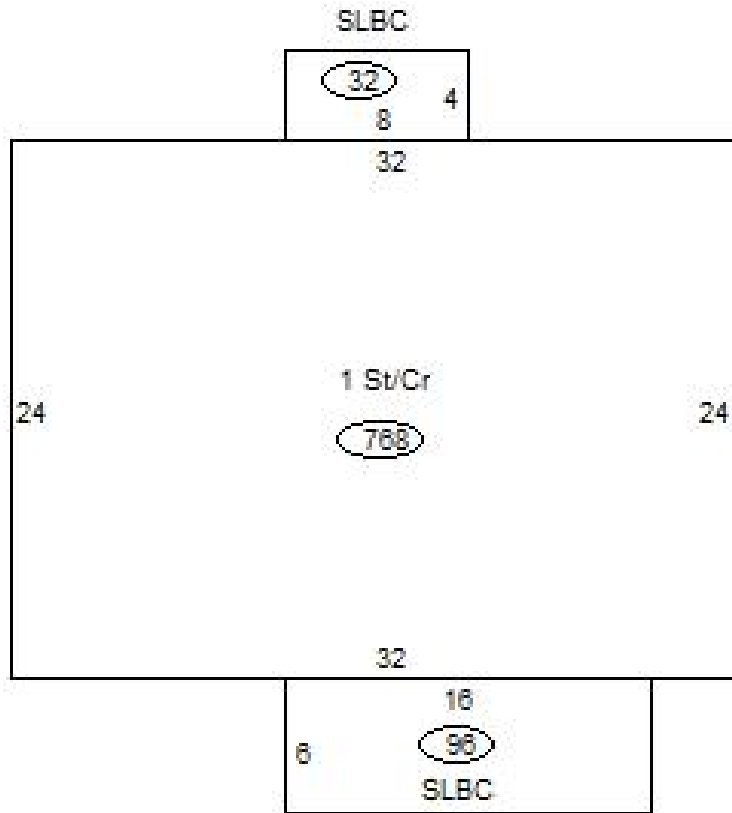
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	768	1.000	768
2	M	PRCH		13	SLBC	96	1.000	96
3	M	PRCH		13	SLBC	32	1.000	32
Total Building Area						768		768



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160	
	Qual	2	Cond 3	Year	2010	Eff Age	12
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (19.51 x 160)	3,122		3,122	1,436	1,686