



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	660003156													
Parcel ID	000000-00-0-10205-001-0005													
Cadastral ID	04-21-16-03380													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	305578													
HIBBEN, WAYNE T &														
DARLENE L														
1213 N CHERRINGTON AVE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01213 CHERRINGTON													
Subdivision	JAYCEE													
Lot/Block	0005 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	4 / 21 / 16 / 5													
Neighborhood	1162 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lat/Long: 36.32266638 -95.60674618														
LOT 5 BLOCK 1 JAYCEE														
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										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2196/368	NEES REAL ESTATE &	09/19/2011	87,000	YES										
2160/409	BENEFICIAL OKLAHOMA INC	02/07/2011	37,000	3										
2143/806	MARTIN, TONYA RENEE	11/29/2010	0	10										
1028/43	LEFAN, MUREL	06/03/1996	52,000	Yes										
843/337			35,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	54,555	34,498	11%	3,795	Assessed	12,253						
Year Frozen	0	Improvements	80,040	76,889		8,458	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	134,595	111,387		12,253	Total Taxable	11,253						
								1,040.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003156	HIBBEN, WAYNE T &	17	133,272	1000	10,896	1,007.00							
2024	2024-660003156	HIBBEN, WAYNE T &	17	132,265	1000	10,549	975.00							
2023	2023-660003156	HIBBEN, WAYNE T &	17	117,227	1000	10,213	936.00							
2022	2022-660003156	HIBBEN, WAYNE T &	17	98,967	1000	9,886	915.00							
2021	2021-660003156	HIBBEN, WAYNE T &	17	99,839	1000	9,982	881.00							
2020	2020-660003156	HIBBEN, WAYNE T &	17	100,371	1000	9,707	889.00							
2019	2019-660003156	HIBBEN, WAYNE T &	17	94,502	1000	9,395	870.00							
2018	2018-660003156	HIBBEN, WAYNE T &	17	99,698	1000	9,967	921.00							
2017	2017-660003156	HIBBEN, WAYNE T &	17	98,997	1000	9,890	908.00							
2016	2016-660003156	HIBBEN, WAYNE T &	17	96,819	1000	9,650	906.00							
2015	2015-660003156	HIBBEN, WAYNE T &	17	96,029	1000	9,563	862.00							
2014	2014-660003156	HIBBEN, WAYNE T &	17	97,531	1000	9,299	862.00							
2013	2013-660003156	HIBBEN, WAYNE T &	17	94,717	1000	8,999	823.00							




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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.2298 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 10,010.00 x 5.45 = 54,555 Factor Value Adjustments 1.0000 Lot Value 54,555		 <p>04/10/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0039.JPG 4/10/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,036 / 1,036
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	300 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1958 / 41

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 98,242 94.83 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 43,920 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	107.52	Total Misc Impr	+	4,661	
Roofing Adj	+ 4.96	Garage Cost	+	9,564	
Subfloor Adj	+ 1.31	Total RCN	=	149,568	
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	73,288	
Plumbing Adj	+ 5.38	Lump Sums	+	3,760	
Basement Adj	+ 0.00	RCNLD	=	80,040	
Adj Base Cost	= 130.64	Lot Value	+	54,555	
Total Area	x 1,036	Indicated Value	=	134,595	
Adjusted Cost	= 135,343	Value Per SqFt		129.92	

Value Reconciliation
Selected Approach Cost Approach Improvements 80,040 Lot Value 54,555 Indicated Value 134,595 129.92 Per SqFt Agland Value Site Improvements Total Value 134,595 129.92 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8066	10x6		60	24.08		1,445
PRCH	SLAB PORCH - COVERED	8067	15x9		135	23.82		3,216
WODO	WOOD DECK - OPEN	144826	14x12		168	22.38		3,760



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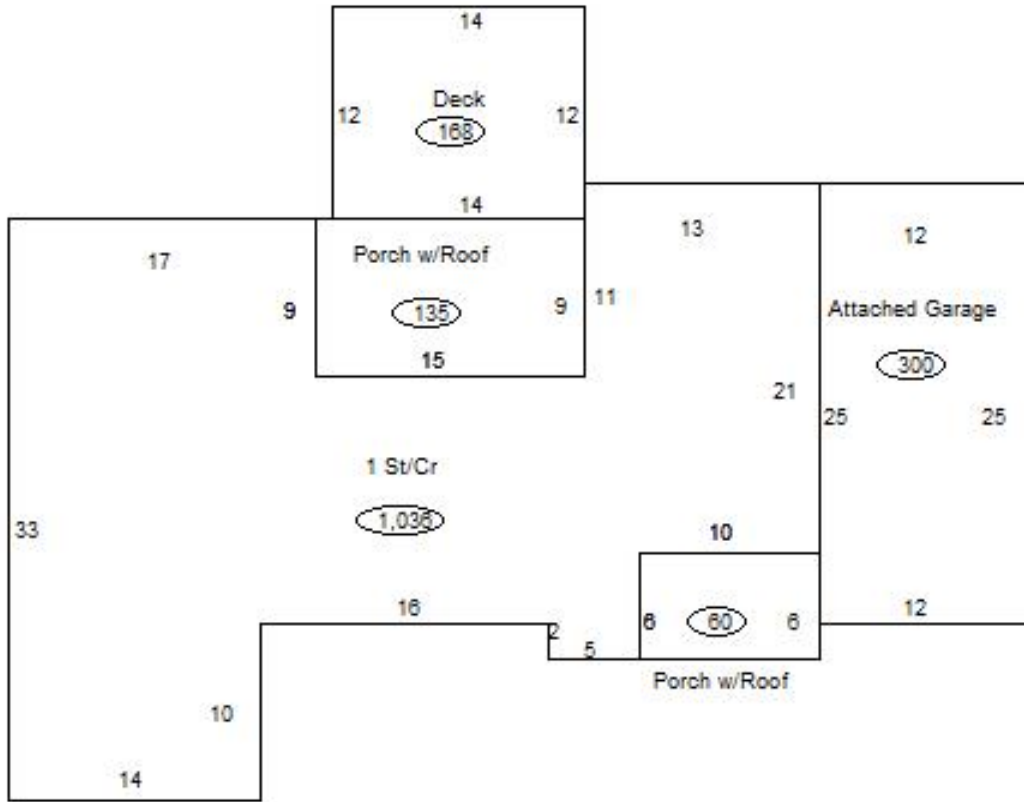
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Sketch Image

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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	1,036	1.000	1,036
2	G	1		13	Attached Garage	300	1.000	300
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	135	1.000	135
5	M	WODO		13	WODO	168	1.000	168
Total Building Area						1,036		1,036



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
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STF	STG FAIR		0x0x0			
Qual	2	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)				

STF	STG FAIR		0x0x0			
Qual	2	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)				