



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:48:15
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003931 Parcel ID 000000-00-0-10772-002-0022 Cadastral ID 05-21-16-03340 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 304723 GIBSON, JOHN A & EVELYN A BULL 808 W 23RD ST N CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 00808 W 23RD ST N Subdivision SPRINGBROOK ESTATES I Lot/Block 0022 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.33162925 -95.61653589					Building Permits																																																																																																																				
LOT 22 BLOCK 2 SPRINGBROOK EST I					<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>2187</td> <td></td> <td>01/2001</td> <td>11/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2187		01/2001	11/2001																																																																																																							
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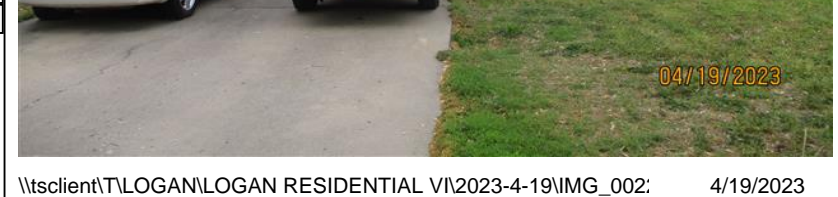
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	8000	
Non-Ag Acres	0.1863	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,114.00 x 5.00 = 40,570	
Factor Value		
Adjustments	1.0000	
Lot Value	40,570	

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	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,288 / 1,288
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,288
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-19\IMG_002: 4/19/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	164,266	127.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	175,020		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.64	Total Misc Impr	+	6,007			
Roofing Adj	+ 4.56	Garage Cost	+	12,487			
Subfloor Adj	+ -1.16	Total RCN	=	180,061			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	48,616			
Plumbing Adj	+ 10.93	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	131,445			
Adj Base Cost	= 125.44	Lot Value	+	40,570			
Total Area	x 1,288	Indicated Value	=	172,015			
Adjusted Cost	= 161,567	Value Per SqFt		133.55			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,445		
Lot Value	40,570		
Indicated Value	172,015	133.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	172,015	133.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9972	18x6		108	23.92		2,583
PRCH	SLAB PORCH - COVERED	9973	16x9		144	23.78		3,424



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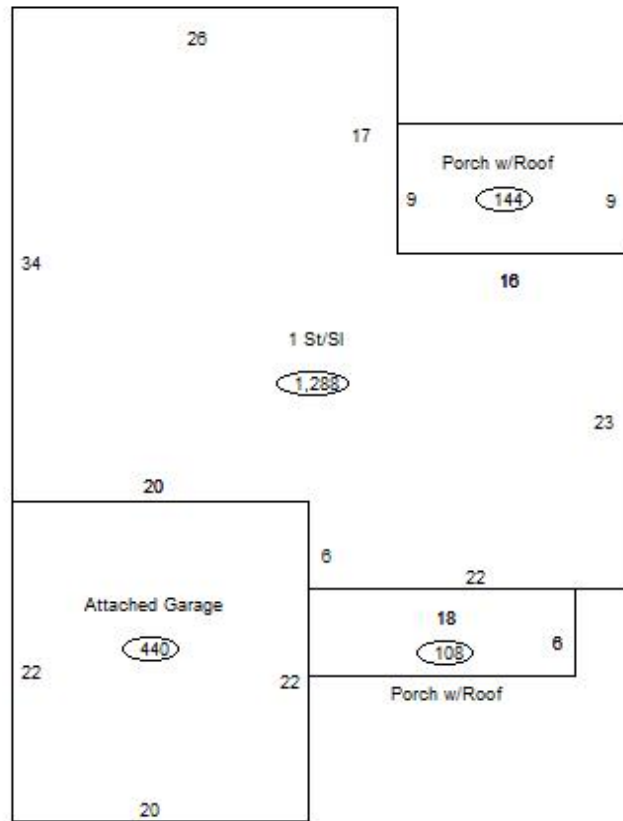
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Sketch Image

660003931



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,288	1.000	1,288
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PRCH		13	SLBC	144	1.000	144
Total Building Area						1,288		1,288