Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account	660004447
Parcel ID	000000-00-0-00525-002-0007
Cadastral ID	05-21-17-01840
Property Type	REAL - Real Property
Property Class	RRP **VI Area** 3
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE
Name ID	343420

GIBBS, DANIEL B & ADRIENNE M

19837 MOUNTAIN LN
CLAREMORE OK 74019-0000

Parcel Location

Situs	19837 MOUNTAIN LN
Subdivision	MOUNTAIN MEADOWS
Lot/Block	0007 / 0002 **Parcel Size** 1 - Lots
Sec/Twn/Rng	5 / 21 / 17 / 5
Neighborhood	1070 - R-V03-SE JUSTUS-SEQUOYAH
School District	S009 - JUSTUS-TIAWAH SCHOOLS

Primary Image

660004447_002.JPG 8/11/2025

Legal Description

Lat/Long: 36.32537983 -95.51678967

LOT 7 BLOCK 2 MOUNTAIN MEADOWS

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	No	1,000	

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	SWEET, SHELBY R &	12/06/2023	335,000	YES
/	EATON, RYAN W & JANIE A	08/05/2020	240,000	YES
2541/846	SMITH, JANIE ANNETTE	04/07/2016	0	4
1101/816	STIMSON, TERRANCE J &~BONNIE J	03/05/1998	108,000	No
873/837		02/13/1992	17,500	No

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax
Remove Cap	2024	Land Value	113,878	113,878	11%	12,527	Assessed	37,228	3,464.07
Year Frozen	0	Improvements	224,555	224,555		24,701	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	338,433	338,433		37,228	Total Taxable	37,228	3,464.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004447	GIBBS, DANIEL B & ADRIENNE M	93	335,000	0	36,850	3,429.00
2024	2024-660004447	GIBBS, DANIEL B & ADRIENNE M	93	335,150	0	36,867	3,667.00
2023	2023-660004447	SWEET, SHELBY R &	93	262,218	0	28,844	2,864.00
2022	2022-660004447	SWEET, SHELBY R &	93	264,710	0	27,577	2,735.00
2021	2021-660004447	SWEET, SHELBY R &	93	238,763	0	26,264	2,648.00
2020	2020-660004447	SWEET, SHELBY R &	93	190,779	1000	18,085	1,779.00
2019	2019-660004447	EATON, RYAN W & JANIE A	93	181,490	1000	17,529	1,759.00
2018	2018-660004447	EATON, RYAN W & JANIE A	93	186,482	1000	16,990	1,707.00
2017	2017-660004447	EATON, RYAN W & JANIE A	93	185,219	1000	16,466	1,570.00
2016	2016-660004447	EATON, RYAN W & JANIE A	93	180,843	0	16,957	1,666.00
2015	2015-660004447	SMITH, JANIE ANNETTE	93	175,731	0	16,150	1,575.00
2014	2014-660004447	SMITH, JANIE ANNETTE	93	178,642	0	15,380	1,474.00
2013	2013-660004447	SMITH, JANIE ANNETTE	93	169,183	0	14,648	1,422.00

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Lot Data

Square-Foot - NBHD 1070 #1

Lot Size		
Lot Count		
Units Buildable	11000	
Non-Ag Acres	1.4968	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	65,202.00 x 1.23 = 80,517	
Factor Value		
Adjustments	1.4143	
Lot Value	113,878	

Primary Image

660004447_002.JPG 8/11/2025

Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,844 / 1,844
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/Rghln	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1994 / 15

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	204,975	111.16	Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables		
Indicated Value		

Cost Approach

Manual : 01/2025

Base Cost		102.42	Total Misc Impr	+	13,644
Roofing Adj	+	4.34	Garage Cost	+	13,373
Subfloor Adj	+	1.14	Total RCN	=	264,856
Heat/Cool Adj	+	11.47	Depreciation (18%)	-	47,674
Plumbing Adj	+	9.61	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	217,182
Adj Base Cost	=	128.98	Lot Value	+	113,878
Total Area	x	1,844	Indicated Value	=	331,060
Adjusted Cost	=	237,839	Value Per SqFt		179.53

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	217,182		
Lot Value	113,878		
Indicated Value	331,060	179.53	Per SqFt
Agland Value			
Site Improvements	7,373		
Total Value	338,433	183.53	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0	1		1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11519	26x5		130	23.84		3,099
PRCH	SLAB PORCH - COVERED	11520	12x10		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	11521	12x9		108	23.92		2,583

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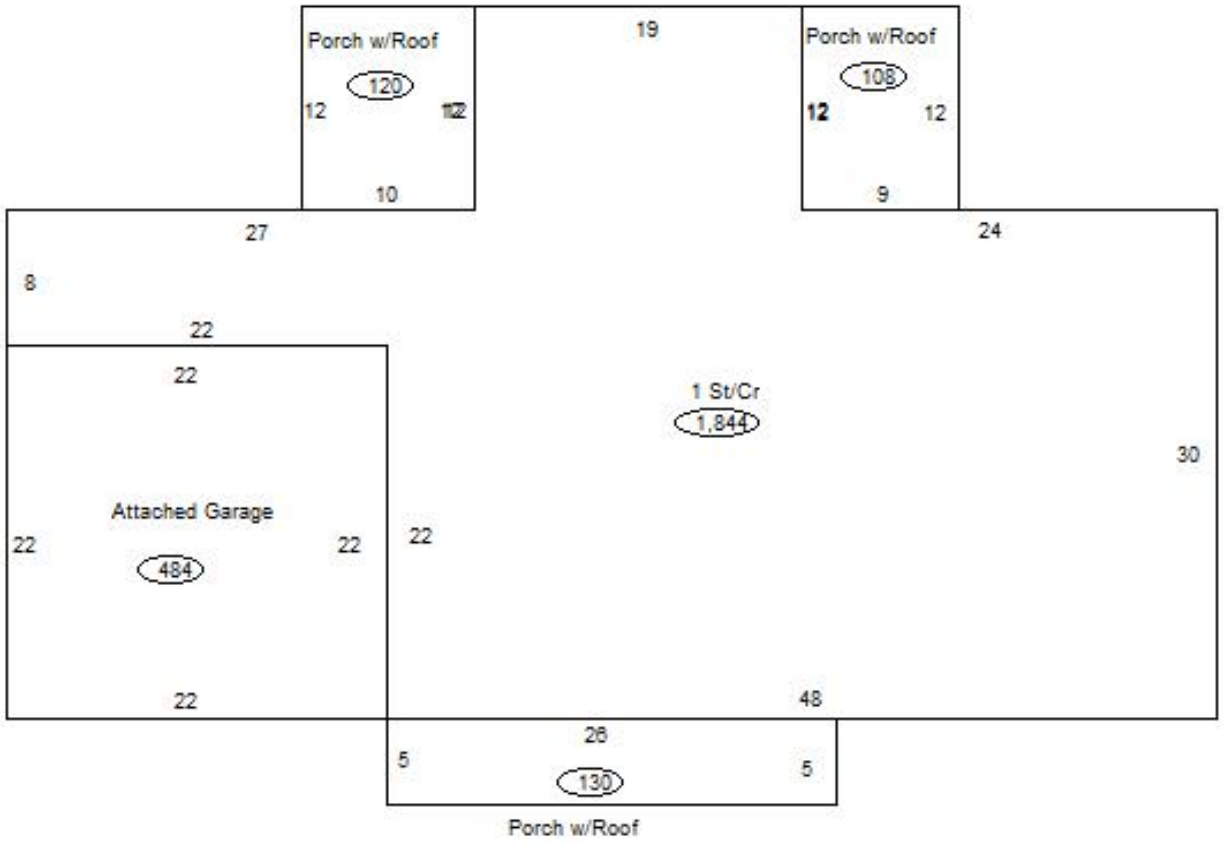
Sketch Image 660004447



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	484	1.000	484
2	M	PRCH		13	SLBC	130	1.000	130
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	108	1.000	108
5	R	1	Crawl	13	1 St/Cr	1,844	1.000	1,844
					Total Building Area	1,844		1,844

Outbuildings/Site Improvements 660004447

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	**Cond** 3	**Year**	**Eff Age**		

Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (16.00 x 576)	9,216		9,216	1,843	7,373