



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:58:37
Page 1

Assessment Data					Primary Image				
Account	660017484								
Parcel ID	21N15E-19-3-00000-000-0000								
Cadastral ID	19-21-15-00400								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	259544								
GIBBS, EDWARD L TRUSTEE									
EDWARD L GIBBS TRUST									
12324 E 86TH ST N #334									
OWASSO OK 74055-0000									
Parcel Location									
Situs	09101 N 193RD E AVE								
Subdivision									
Lot/Block	/	Parcel Size	99.46 - Acres						
Sec/Twn/Rng	19 / 21 / 15 / 3								
Neighborhood	6110 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description									
Lat/Long: 36.28649906 -95.75409396									
SW SE NW & W2 NE SW & LOT 2 & SW 10 AC LOT 1, LESS TR BEG NE/C SW 10 AC LOT 1, W 406.16' S 47-53 E 325.21', S 42-06 E 246.20' TO E/L LOT 1, N 405.38' TO POB & W2 E2 NE SW & W2 E2 SE NW									
Building Permits									
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					
1075/302	BARNES, WILLIAM R & CLAUDIA A	07/25/1997	3,000	No					
968/544	FRANKLIN, DELORES	09/01/1994	350,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	0	Land Value	12,020	11,958	11%	1,315	Assessed	194,960	
Year Frozen	0	Improvements	2,075,061	1,760,405		193,645	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	2,087,081	1,772,363		194,960	Total Taxable	193,960	
21,063.00									
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017484	GIBBS, EDWARD L TRUSTEE	7	1,720,741	1000	188,282	20,446.00		
2024	2024-660017484	GIBBS, EDWARD L TRUSTEE	7	1,808,347	1000	192,736	21,283.00		
2023	2023-660017484	GIBBS, EDWARD L TRUSTEE	7	1,709,938	1000	187,093	20,218.00		
2022	2022-660017484	GIBBS, EDWARD L TRUSTEE	7	1,720,174	1000	188,219	21,142.00		
2021	2021-660017484	GIBBS, EDWARD L TRUSTEE	7	2,283,961	1000	242,254	26,910.00		
2020	2020-660017484	GIBBS, EDWARD L TRUSTEE	7	2,263,119	1000	235,169	26,089.00		
2019	2019-660017484	GIBBS, EDWARD L TRUSTEE	7	2,133,327	1000	228,291	25,343.00		
2018	2018-660017484	GIBBS, EDWARD L TRUSTEE	7	2,194,076	1000	221,612	23,807.00		
2017	2017-660017484	GIBBS, EDWARD L TRUSTEE	7	2,169,093	1000	215,128	23,321.00		
2016	2016-660017484	GIBBS, EDWARD L TRUSTEE	7	2,108,928	1000	208,833	22,658.00		
2015	2015-660017484	GIBBS, EDWARD L TRUSTEE	7	2,035,263	1000	202,722	22,133.00		
2014	2014-660017484	GIBBS, EDWARD L TRUSTEE	7	1,964,890	1000	196,788	21,661.00		
2013	2013-660017484	GIBBS, EDWARD L TRUSTEE	7	1,833,400	1000	191,028	20,637.00		



Rogers

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Date 04/17/2026
 Time 09:58:37
 Page 2

Lot Data		Square-Foot - UNPLATTED (ACRES) AG LAND	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value			
Factor Value			
Adjustments	1.0000		
Lot Value			



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	6.5 - Excellent
Architecture	
Style	100% Two Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	5,178 / 10,915
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,178
Fixture/RghIn	30 /
Bed/F/H Bath	4 / 5.0 /
Basement Area	
Garage Type	1,271 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 17

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	

Cost Approach		Manual : 01/2025	
Base Cost	143.65	Total Misc Impr	+ 60,757
Roofing Adj	+ 3.54	Garage Cost	+ 134,141
Subfloor Adj	+ -5.91	Total RCN	= 2,061,690
Heat/Cool Adj	+ 22.94	Depreciation (11%)	- 226,786
Plumbing Adj	+ 6.81	Lump Sums	+ 27,891
Basement Adj	+ 0.00	RCNLD	= 1,862,795
Adj Base Cost	= 171.03	Lot Value	+ 1,862,795
Total Area	x 10,915	Indicated Value	= 1,862,795
Adjusted Cost	= 1,866,792	Value Per SqFt	170.66

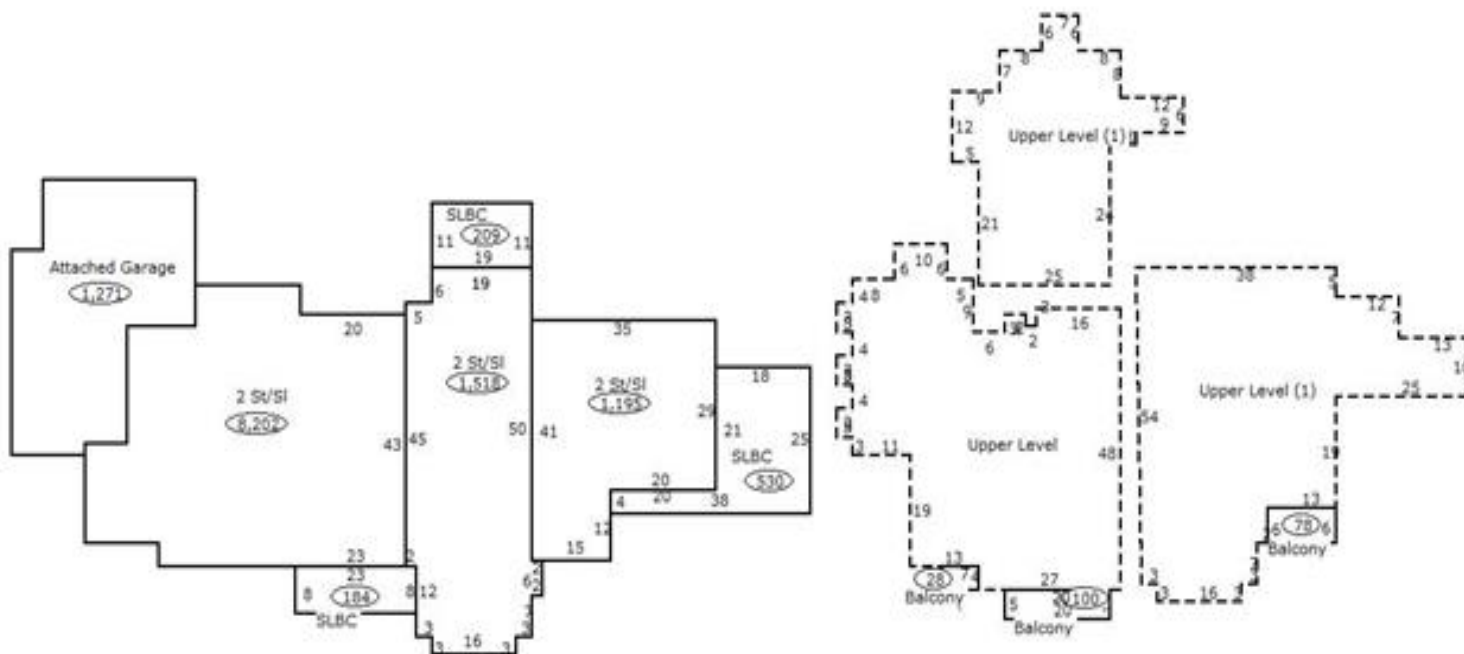
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,862,795		
Lot Value			
Indicated Value	1,862,795	170.66	Per SqFt
Agland Value	12,020		
Site Improvements	212,266		
Total Value	2,087,081	191.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	9,658.49		19,317
@N362	ELEV, HYDR,PASSNGR	0		1	1	3,626.00		3,626
@N45.6	WINE CELLAR	0		333	333	45.60		15,185
PRCH	SLAB PORCH - COVERED	42302	19x11		209	45.83		9,578
PRCH	SLAB PORCH - COVERED	42303	530		530	44.14		23,394
PRCH	SLAB PORCH - COVERED	42304	23x8		184	46.02		8,468
BALW	BALCONY - WOOD	42305	20x5		100	44.08		4,408
BALW	BALCONY - WOOD	42306	7x4		28	44.08		1,234
BALW	BALCONY - WOOD	42307	13x6		78	44.08		3,438



Sketch Image

660017484



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	25	2 St/SI	2,465	3.327	8,202
2	U	^UL	Overhang	25	Upper Level	2,329	1.000	2,329
3	R	2	Slab	25	2 St/SI	1,518	1.000	1,518
4	R	2	Slab	25	2 St/SI	1,195	1.000	1,195
5	G	1		25	Attached Garage	1,271	1.000	1,271
6	M	PRCH		25	SLBC	209	1.000	209
7	M	PRCH		25	SLBC	530	1.000	530
8	M	PRCH		25	SLBC	184	1.000	184
9	M	BALW		25	Balcony	100	1.000	100
10	M	BALW		25	Balcony	28	1.000	28
11	M	BALW		25	Balcony	78	1.000	78
12	U	^UL		25	Upper Level (1)	1,184	1.000	1,184
13	U	^UL		25	Upper Level (1)	2,224	1.000	2,224
Total Building Area						5,178		19,915



Rogers

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Date 04/17/2026
Time 09:58:37
Page 4

660017484

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (31.48 x 1,200)	37,776		37,776	7,555	30,221
	UTIL	SHOP BUILDING	0x0x0			6,732
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (22.92 x 6,732)	154,297		154,297	3,086	151,211
	STA	STG AVG	0x0x0			150
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 150)	1,053		1,053	211	842
	LF	LOAFING SHED	0x0x0			900
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 900)	3,834		3,834	192	3,642
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)	30,000		30,000	12,000	18,000
	GA	GAZEBO AVG	16x19x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (8,350.00 x 1)	8,350		8,350		8,350



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
 Time 09:58:37
 Page 5

Agland Inventory

660017484

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	TMBR	58			5.705	104	104	596	596
RS	ROUGH STONY LAND	TMBR	20			19.833	36	36	714	714
SO	SOGN SOILS	TMBR	15			3.631	27	27	98	98
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			10.447	121	121	1,260	1,260
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			23.924	85	85	2,024	2,024
TMBR Totals						63.541			4,692	4,692
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			15.317	187	187	2,867	2,867
NTV PST Totals						15.317			2,867	2,867
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61			9.002	171	171	1,538	1,538
VE	VERDIGRIS CLAY LOAM	IMP PST	90			11.601	252	252	2,923	2,923
IMP PST Totals						20.603			4,461	4,461
Total Agland						99.460			12,020	12,020