



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:57:32
Page 1

Assessment Data					Primary Image																																																	
Account 660018279 Parcel ID 000000-00-0-10400-002-0021 Cadastral ID 20-21-16-03450 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 278243 GIBBS, ROBERT NEILS & BARBARA LYNN 1804 S MUSKOGEE PL CLAREMORE OK 74019-0000					<p>\\tsclient\A\TOMMY DUNLAP\New folder (269)\IMG_0034.JPG 9/14/2023</p>																																																	
Parcel Location Situs 01804 S MUSKOGEE PL Subdivision SOUTH POINTE Lot/Block 0021 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.29129154 -95.61527338					Building Permits																																																	
LOT 21 BLOCK 2 SOUTH POINTE					<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	Yes	1,000	1,000	1328/200	THORNTON, STEVEN R	09/25/2001	100,000	YES																																													
					1025/819	PAULSEN, LOUIS L &	05/16/1996	85,000	Yes																																													
					882/202	VREELAND, FRANK	05/19/1992	78,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2002</td> <td>Land Value 47,854</td> <td>46,798</td> <td>11%</td> <td>5,148</td> <td>Assessed</td> <td>19,131</td> <td>1,768.28</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 168,195</td> <td>127,122</td> <td> </td> <td>13,983</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 216,049</td> <td>173,920</td> <td> </td> <td>19,131</td> <td>Total Taxable</td> <td>18,131</td> <td>1,676.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2002	Land Value 47,854	46,798	11%	5,148	Assessed	19,131	1,768.28	Year Frozen	0	Improvements 168,195	127,122		13,983	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 216,049	173,920		19,131	Total Taxable	18,131	1,676.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																														
Remove Cap	2002	Land Value 47,854	46,798	11%	5,148	Assessed	19,131	1,768.28																																														
Year Frozen	0	Improvements 168,195	127,122		13,983	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00																																														
TIF Project ID	0	Total Value 216,049	173,920		19,131	Total Taxable	18,131	1,676.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660018279	GIBBS, ROBERT NEILS &	17	215,180	1000	17,574	1,624.00																																															
2024	2024-660018279	GIBBS, ROBERT NEILS &	17	163,937	1000	17,033	1,574.00																																															
2023	2023-660018279	GIBBS, ROBERT NEILS &	17	167,220	1000	17,394	1,593.00																																															
2022	2022-660018279	GIBBS, ROBERT NEILS &	17	167,262	1000	17,399	1,611.00																																															
2021	2021-660018279	GIBBS, ROBERT NEILS &	17	162,513	1000	16,876	1,490.00																																															
2020	2020-660018279	GIBBS, ROBERT NEILS &	17	161,554	1000	16,771	1,536.00																																															
2019	2019-660018279	GIBBS, ROBERT NEILS &	17	158,992	1000	16,266	1,507.00																																															
2018	2018-660018279	GIBBS, ROBERT NEILS &	17	163,973	1000	15,763	1,457.00																																															
2017	2017-660018279	GIBBS, ROBERT NEILS &	17	162,544	1000	15,275	1,403.00																																															
2016	2016-660018279	GIBBS, ROBERT NEILS &	17	158,034	1000	14,801	1,389.00																																															
2015	2015-660018279	GIBBS, ROBERT NEILS &	17	153,561	1000	14,340	1,293.00																																															
2014	2014-660018279	GIBBS, ROBERT NEILS &	17	156,604	1000	13,894	1,288.00																																															
2013	2013-660018279	GIBBS, ROBERT NEILS &	17	147,350	1000	13,460	1,232.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

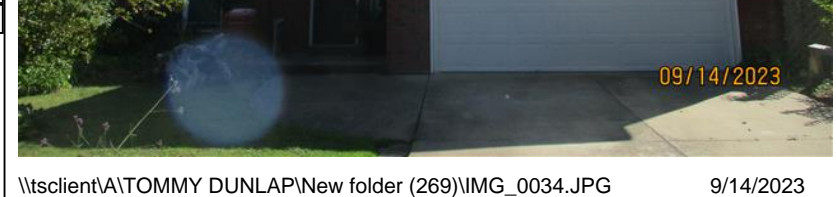
Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:57:32
Page 2

Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1688	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,352.00 x 5.92 = 43,504	
Factor Value		
Adjustments	1.1000	
Lot Value	47,854	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,159 / 2,224
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,159
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

Cost Approach		Manual : 01/2025	
Base Cost	84.05	Total Misc Impr	+ 11,555
Roofing Adj	+ 2.50	Garage Cost	+ 12,931
Subfloor Adj	+ -0.65	Total RCN	= 258,762
Heat/Cool Adj	+ 11.47	Depreciation (35%)	- 90,567
Plumbing Adj	+ 7.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 168,195
Adj Base Cost	= 105.34	Lot Value	+ 47,854
Total Area	x 2,224	Indicated Value	= 216,049
Adjusted Cost	= 234,276	Value Per SqFt	97.14



\\tsclient\A\TOMMY DUNLAP\New folder (269)\IMG_0034.JPG 9/14/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	216,705	97.44	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	238,590 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	168,195		
Lot Value	47,854		
Indicated Value	216,049	97.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	216,049	97.14	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	44168	10x4		40	24.14		966
PATO	SLAB PORCH - OPEN	44169	10x5		50	10.86		543
PRCH	SLAB PORCH - COVERED	44170	180		180	23.64		4,255
PATO	SLAB PORCH - OPEN	44172	16x4		64	10.86		695



Rogers

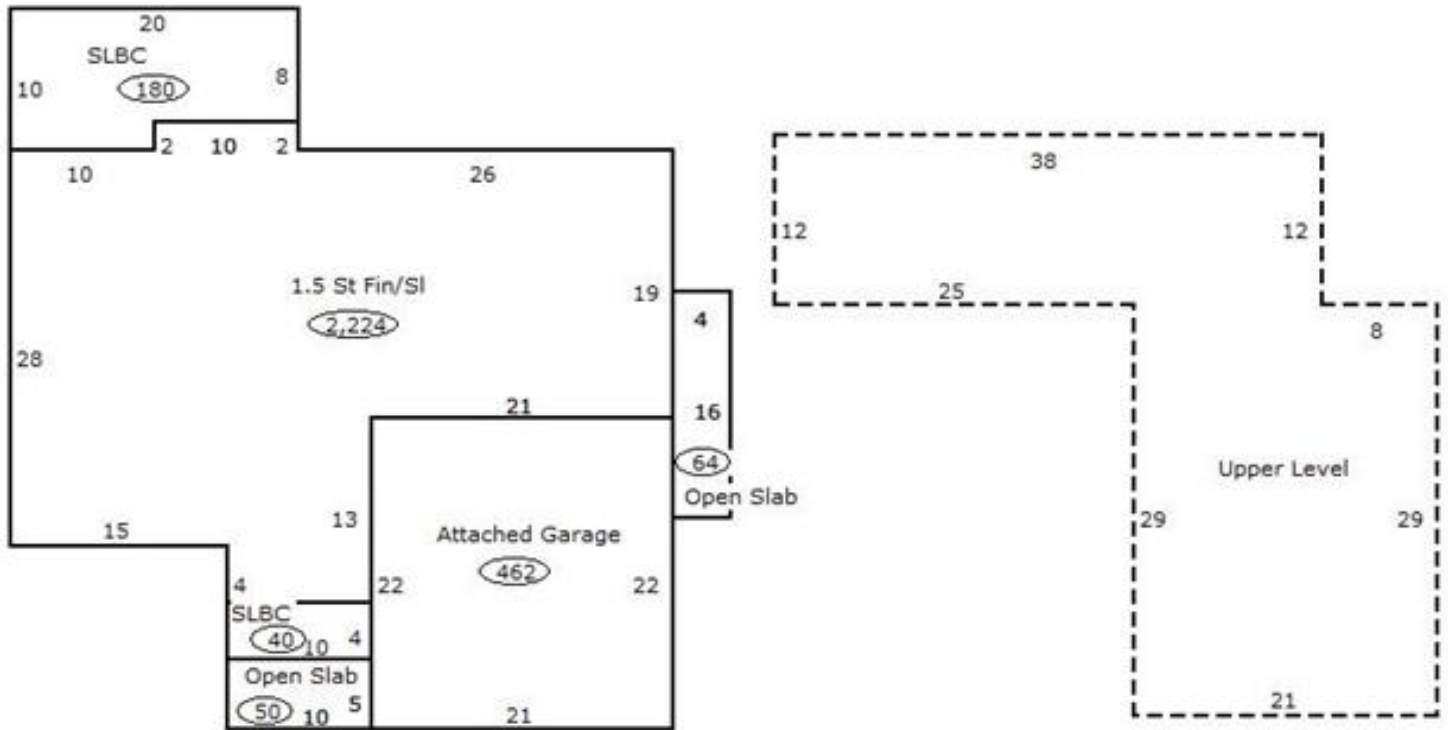
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:57:32
 Page 3

Sketch Image

660018279



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,159	1.919	2,224
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PATO		13	Open Slab	50	1.000	50
5	M	PRCH		13	SLBC	180	1.000	180
6	U	^UL	Overhang	13	Upper Level	1,065	1.000	1,065
7	M	PATO		13	Open Slab	64	1.000	64
Total Building Area						1,159		2,224



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:57:32
Page 4

660018279

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				