



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 11:22:05  
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Assessment Data				Primary Image							
Account	660025169			No Image On File							
Parcel ID	19N17E-30-3-00000-000-0000										
Cadastral ID	30-19-17-00800										
Property Type	REAL - Real Property										
Property Class	RR	VI Area	3								
Tax Area	2 - INOLA RURAL										
Name ID	302427										
CLYBURN, STEPHEN D											
ET AL											
3101 WAKEFIELD LN CHOCTAW OK 73020-0000											
<b>Parcel Location</b>											
<b>Situs</b>											
<b>Subdivision</b>											
Lot/Block	/	Parcel Size	9.61 - Acres								
Sec/Twn/Rng	30 / 19 / 17 / 3										
Neighborhood	1917 - UNPLATTED										
School District	S005 - INOLA SCHOOLS										
<b>Legal Description</b> Lat/Long: 36.09304455 -95.54498036				<b>Building Permits</b>							
N2 N2 LOT 4				Number	Description	Opened	Closed	Amount			
<b>Exemptions</b>				<b>Sale History</b>							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					1996/119	CLYBURN, PATTY J TRUSTEE	12/17/2008	0	4		
					886/210	CLYBURN, DALE E	06/22/1992	0	No		
<b>Parcel Valuation</b>											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax		
Remove Cap	0	Land Value	35,826	35,826	11%	3,941	Assessed	3,941	315.52		
Year Frozen	0	Improvements	0	0		0	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	35,826	35,826		3,941	Total Taxable	3,941	316.00		
<b>Assessment History</b>											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660025169	CLYBURN, STEPHEN D			2	38,281	0	3,914	313.00		
2024	2024-660025169	CLYBURN, STEPHEN D			2	38,281	0	3,728	300.00		
2023	2023-660025169	CLYBURN, STEPHEN D			2	49,999	0	3,550	286.00		
2022	2022-660025169	CLYBURN, STEPHEN D			2	43,431	0	3,381	274.00		
2021	2021-660025169	CLYBURN, STEPHEN D			2	43,431	0	3,220	258.00		
2020	2020-660025169	CLYBURN, STEPHEN D			2	39,306	0	3,067	248.00		
2019	2019-660025169	CLYBURN, STEPHEN D			2	35,931	0	2,921	241.00		
2018	2018-660025169	CLYBURN, STEPHEN D			2	32,181	0	2,782	232.00		
2017	2017-660025169	CLYBURN, STEPHEN D			2	32,181	0	2,650	223.00		
2016	2016-660025169	CLYBURN, STEPHEN D			2	32,181	0	2,524	215.00		
2015	2015-660025169	CLYBURN, STEPHEN D			2	32,181	0	2,403	209.00		
2014	2014-660025169	CLYBURN, STEPHEN D			2	32,181	0	2,289	206.00		
2013	2013-660025169	CLYBURN, STEPHEN D			2	32,181	0	2,180	184.00		



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Lot Data		Square-Foot - NBHD 1917 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	9.61							
Non-Ag Acres	9.7359							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		5					
	FLOOD ZONE							
Method	Square-Foot							
Base Lot Value	424,097.00 x .25 = 107,175							
Factor Value	-26,794							
Adjustments	0.4457							
Lot Value	35,826							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model 1 Res				
Year/Eff Age	/			Adjustment Model A2 AO Test				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 35,826					
Total Area	x	Indicated Value	= 35,826					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 35,826				
				Indicated Value 35,826 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 35,826 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value