



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660102098 <b>Parcel ID</b> 000000-0-0-000136-002-0009 <b>Cadastral ID</b> 19-21-16-05250 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 336852 KIBBY, JERRY W & LOIS E  2561 S PIGUET LN CLAREMORE OK 74019-0063  <b>Parcel Location</b> <b>Situs</b> 02561 S PIGUET LN <b>Subdivision</b> CATALAYAH CROSSING <b>Lot/Block</b> 0009 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 19 / 21 / 16 / 5 <b>Neighborhood</b> 1012 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">09/15/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG_003: 9/18/2023</p>														
<b>Legal Description</b> Lat/Long: 36.28045678 -95.64487227																			
LOT 9 BLOCK 2 CATALAYAH CROSSING					<b>Building Permits</b> <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>R21 0103</td> <td>R22- NEW 1910 SQ FT SFR</td> <td>04/2021</td> <td>01/2022</td> <td>260,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 0103	R22- NEW 1910 SQ FT SFR	04/2021	01/2022	260,000
Number	Description	Opened	Closed	Amount															
R21 0103	R22- NEW 1910 SQ FT SFR	04/2021	01/2022	260,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	KENNEDY HOMES LLC	12/16/2021	320,000	YES										
					/	INTRINSIC DEVELOPMENT LLC	01/11/2019	263,000	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2022		Land Value 39,268	39,268	11%	4,319	Assessed	36,033	3,330.53										
Year Frozen			Improvements 288,305	288,305		31,714	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		<b>Total Value</b> 327,573	327,573		36,033	<b>Total Taxable</b>	35,033	3,238.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660102098	KIBBY, JERRY W & LOIS E			17	318,426	1000	34,026	3,145.00										
2024	2024-660102098	KIBBY, JERRY W & LOIS E			17	335,856	1000	35,256	3,258.00										
2023	2023-660102098	KIBBY, JERRY W & LOIS E			17	320,000	1000	34,200	3,133.00										
2022	2022-660102098	KIBBY, JERRY W & LOIS E			17	320,000	1000	34,200	3,166.00										
2021	2021-660102098	KENNEDY HOMES LLC			17	42,500	0	4,675	413.00										
2020	2020-660102098	KENNEDY HOMES LLC			17	50,000	0	5,500	504.00										
2019	2019-660102098	KENNEDY HOMES LLC			17	7,314	0	805	75.00										



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Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3852		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	16,781.00 x 2.34 = 39,268		
Factor Value			
Adjustments	1.0000		
Lot Value	39,268		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG\_003: 9/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,850 / 1,850
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,850
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	808 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	316,377	171.01	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	110.16	Total Misc Impr	+ 17,677
Roofing Adj	+ 5.31	Garage Cost	+ 36,554
Subfloor Adj	+ -3.39	Total RCN	= 300,318
Heat/Cool Adj	+ 14.04	Depreciation ( 4%)	- 12,013
Plumbing Adj	+ 6.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 288,305
Adj Base Cost	= 133.02	Lot Value	+ 39,268
Total Area	x 1,850	Indicated Value	= 327,573
Adjusted Cost	= 246,087	Value Per SqFt	177.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	288,305		
Lot Value	39,268		
Indicated Value	327,573	177.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	327,573	177.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152722	19x12		228	27.85		6,350
PRCH	Slab Porch - Covered	152723	168		168	28.06		4,714
PATO	Slab Porch - Open	152724	6x5		30	12.54		376
FPR1	Fireplace - Residential 1 Story			1	1	6,236.74		6,237



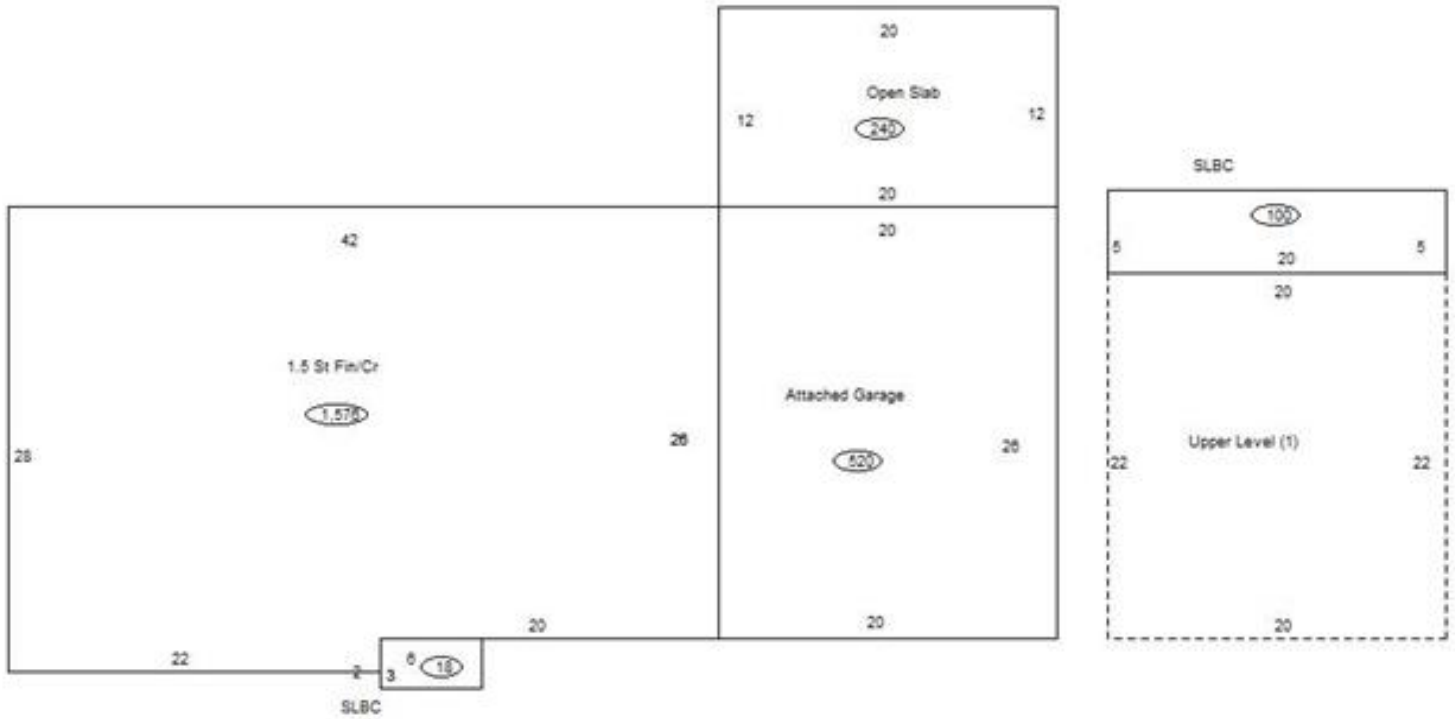
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Sketch Image

660102098



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	1,850	1.000	1,850
2	G	5		10	Att Fin Gar	808	1.000	808
3	M	PRCH		10	SLBC	228	1.000	228
4	M	PRCH		10	SLBC	168	1.000	168
5	M	PATO		10	Open Slab	30	1.000	30
<b>Total Building Area</b>						1,850		1,850