




# 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> 660002288 <b>Parcel ID</b> 000000-00-0-00420-002-0019 <b>Cadastral ID</b> 03-21-14-02260 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 16 - OWASSO/COLL FIRE <b>Name ID</b> 301883 VEPPERT, TRENT A TRUSTEE  12243 N MARIAN AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12243 N MARIAN AVE <b>Subdivision</b> KRISTIN HEIGHTS <b>Lot/Block</b> 0019 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 21 / 14 / 5 <b>Neighborhood</b> 1054 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-6\IMG_0007. 6/6/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.33175594 -95.80886280																																																						
LOT 19 BLOCK 2 KRISTIN HEIGHTS					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<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	2642/766	VEPPERT, TRENT A	06/16/2017	0	4																																													
					2073/373	VEPPERT, ALEX S	11/30/2009	0	4																																													
<b>Parcel Valuation</b>					<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>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 65,616</td> <td>39,416</td> <td>11%</td> <td>4,336</td> <td>Assessed</td> <td>17,278</td> <td>1,692.55</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 128,795</td> <td>117,655</td> <td> </td> <td>12,942</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>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 194,411</td> <td>157,071</td> <td> </td> <td>17,278</td> <td>Total Taxable</td> <td>16,278</td> <td>1,595.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 65,616	39,416	11%	4,336	Assessed	17,278	1,692.55	Year Frozen	0	Improvements 128,795	117,655		12,942	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 194,411	157,071		17,278	Total Taxable	16,278	1,595.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660002288	VEPPERT, TRENT A	16	187,846	1000	15,774	1,545.00																																															
2024	2024-660002288	VEPPERT, TRENT A	16	196,975	1000	15,286	1,469.00																																															
2023	2023-660002288	VEPPERT, TRENT A	16	145,199	1000	14,812	1,388.00																																															
2022	2022-660002288	VEPPERT, TRENT A	16	143,340	1000	14,351	1,406.00																																															
2021	2021-660002288	VEPPERT, TRENT A	16	150,199	1000	13,905	1,345.00																																															
2020	2020-660002288	VEPPERT, TRENT A	16	148,018	1000	13,470	1,301.00																																															
2019	2019-660002288	VEPPERT, TRENT A	16	143,153	1000	13,049	1,261.00																																															
2018	2018-660002288	VEPPERT, TRENT A	16	148,485	1000	12,639	1,176.00																																															
2017	2017-660002288	VEPPERT, TRENT A	16	147,403	1000	12,242	1,151.00																																															
2016	2016-660002288	VEPPERT, TRENT A	16	144,068	1000	11,857	1,116.00																																															
2015	2015-660002288	VEPPERT, TRENT A	16	141,582	1000	11,483	1,089.00																																															
2014	2014-660002288	VEPPERT, TRENT A	16	142,605	1000	11,119	1,064.00																																															
2013	2013-660002288	VEPPERT, TRENT A	16	136,648	1000	10,766	1,009.00																																															



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Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3851	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	103,894.00 x .63 = 65,616	
Factor Value		
Adjustments	1.0000	
Lot Value	65,616	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Vinyl
Base/Total Area	1,644 / 1,644
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,644
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	175,792	106.93	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	105.87	Total Misc Impr	+	2,967			
Roofing Adj	+ 4.34	Garage Cost	+	14,784			
Subfloor Adj	+ -1.15	Total RCN	=	229,991			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	101,196			
Plumbing Adj	+ 8.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	128,795			
Adj Base Cost	= 129.10	Lot Value	+	65,616			
Total Area	x 1,644	Indicated Value	=	194,411			
Adjusted Cost	= 212,240	Value Per SqFt		118.25			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,795		
Lot Value	65,616		
Indicated Value	194,411	118.25	Per SqFt
Agland Value			
Site Improvements			
Total Value	194,411	118.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6074	14x4		56	24.09		1,349
PATO	SLAB PORCH - OPEN	6075	13x12		156	10.37		1,618



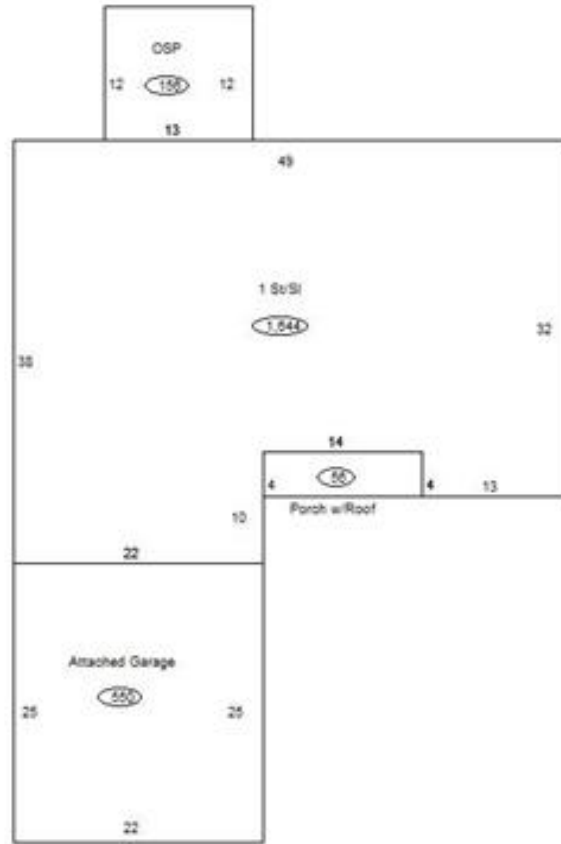
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Sketch Image

660002288



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,644	1.000	1,644
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PATO		13	Open Slab	156	1.000	156
<b>Total Building Area</b>						1,644		1,644