



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660013699													
Parcel ID	21N14E-14-3-00000-000-0000													
Cadastral ID	14-21-14-01200													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	305613													
TIEPERMAN, JAMES TODD														
10102 N 161ST E AVE OWASSO OK 74055-0000														
Parcel Location														
Situs	10102 N 161ST E AVE													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	14 / 21 / 14 / 3													
Neighborhood	6110 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.29939893 -95.79372350														
Building Permits														
W2 NW NW SW.														
<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	2197/861	LANDES, GUY M III & SHELLY~J	09/20/2011	195,000	11					
					1209/894	LEWTON, DWIGHT D &	12/03/1999	128,000	No					
					855/661			63,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	678	678	11%	75	Assessed	11,521	1,128.60					
Year Frozen	0	Improvements	123,530	104,052		11,446	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	124,208	104,730		11,521	Total Taxable	10,521	1,031.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660013699	TIEPERMAN, JAMES TODD	3	108,984	1000	10,185	998.00							
2024	2024-660013699	TIEPERMAN, JAMES TODD	3	103,403	1000	9,859	947.00							
2023	2023-660013699	TIEPERMAN, JAMES TODD	3	97,409	1000	9,543	894.00							
2022	2022-660013699	TIEPERMAN, JAMES TODD	3	96,780	1000	9,236	905.00							
2021	2021-660013699	TIEPERMAN, JAMES TODD	3	90,343	1000	8,938	865.00							
2020	2020-660013699	TIEPERMAN, JAMES TODD	3	91,387	1000	8,781	848.00							
2019	2019-660013699	TIEPERMAN, JAMES TODD	3	86,323	1000	8,496	821.00							
2018	2018-660013699	TIEPERMAN, JAMES TODD	3	96,422	1000	9,607	894.00							
2017	2017-660013699	TIEPERMAN, JAMES TODD	3	95,110	1000	9,463	890.00							
2016	2016-660013699	TIEPERMAN, JAMES TODD	3	92,780	1000	9,206	867.00							
2015	2015-660013699	TIEPERMAN, JAMES TODD	3	90,129	1000	8,915	845.00							
2014	2014-660013699	TIEPERMAN, JAMES TODD	3	93,562	1000	9,292	889.00							
2013	2013-660013699	TIEPERMAN, JAMES TODD	3	90,710	1000	8,978	841.00							



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Lot Data	Square-Foot - UNPLATTED (ACRES) AG LAND	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_004 8/16/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Vinyl 40% Veneer, Stone
Base/Total Area	1,724 / 1,724
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	98.04	Total Misc Impr	+ 10,783				
Roofing Adj	+ 4.30	Garage Cost	+				
Subfloor Adj	+ 1.17	Total RCN	= 219,439				
Heat/Cool Adj	+ 11.47	Depreciation (57%)	- 125,080				
Plumbing Adj	+ 6.05	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 94,359				
Adj Base Cost	= 121.03	Lot Value	+				
Total Area	x 1,724	Indicated Value	= 94,359				
Adjusted Cost	= 208,656	Value Per SqFt	54.73				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	94,359		
Lot Value			
Indicated Value	94,359	54.73	Per SqFt
Agland Value	678		
Site Improvements	29,171		
Total Value	124,208	72.05	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	32803	24x8		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	32804	8x6		48	24.12		1,158



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,724	1.000	1,724
2	M	PRCH		10	SLBC	192	1.000	192
3	M	PRCH		10	SLBC	48	1.000	48
Total Building Area						1,724		1,724



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,392	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (29.27 x 1,392)		40,744		40,744	30,558	10,186
	BARN	BARN	0x0x0			1,296	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (10.08 x 1,296)		13,064		13,064	653	12,411
	LF	LOAFING SHED	0x0x0			192	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 192)		818		818	41	777
	LF	LOAFING SHED	0x0x0			288	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 288)		1,227		1,227	614	613
	DTGF	DETACHED GARAGE FAIR	0x0x0			720	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
	Base Cost (16.00 x 720)		11,520		11,520	6,336	5,184



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.860	85	85	73	73
TMBR Totals						0.860			73	73
DWA	DWIGHT SILT LOAM 0-1% SLO	IMP PST	50			2.310	140	140	323	323
DWA	DWIGHT SILT LOAM 0-1% SLO	IMP PST	50			.630	140	140	88	88
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			.440	213	213	94	94
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47			.560	132	132	74	74
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47			.200	132	132	26	26
IMP PST Totals						4.140			605	605
Total Agland						5.000			678	678