



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:10:31
 Page 1

Assessment Data					Primary Image														
Account 660014321 Parcel ID 000000-00-0-00378-003-0008 Cadastral ID 15-21-14-02200 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 336101 CAPPS, CHARLES & KAYLA 9911 N 151ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 09911 N 151ST E AVE Subdivision HIGHLAND TERRACE Lot/Block 0008 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (105)\IMG_0021.JPG 9/6/2022</p>														
Legal Description Lat/Long: 36.29850518 -95.80457979																			
LOT 8 BLOCK 3 HIGHLAND TERRACE					Building Permits														
					<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	/	HUGGINS, KAY C	09/27/2021	285,000	YES										
H	Homestead	No	1,000																
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2022		Land Value	60,019	60,019	11%	Assessed	24,308	2,381.21										
Year Frozen	0		Improvements	160,961	160,961		Penalty	0											
Uncapped Value	0		Mobile Home	0	0		Exemption	1,000	-98.00										
TIF Project ID	0		Total Value	220,980	220,980		Total Taxable	23,308	2,283.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660014321	CAPPS, CHARLES & KAYLA			3	215,726	1000	22,730	2,227.00										
2024	2024-660014321	CAPPS, CHARLES & KAYLA			3	246,179	1000	26,080	2,506.00										
2023	2023-660014321	CAPPS, CHARLES & KAYLA			3	285,000	1000	30,350	2,844.00										
2022	2022-660014321	CAPPS, CHARLES & KAYLA			3	285,000	1000	30,350	2,973.00										
2021	2021-660014321	HUGGINS, DONALD E			3	192,539	1000	15,221	1,472.00										
2020	2020-660014321	HUGGINS, DONALD E			3	189,435	1000	14,748	1,425.00										
2019	2019-660014321	HUGGINS, DONALD E			3	182,109	1000	14,289	1,381.00										
2018	2018-660014321	HUGGINS, DONALD E			3	187,532	1000	13,844	1,289.00										
2017	2017-660014321	HUGGINS, DONALD E			3	185,964	1000	13,411	1,261.00										
2016	2016-660014321	HUGGINS, DONALD E			3	181,326	1000	12,992	1,223.00										
2015	2015-660014321	HUGGINS, DONALD E			3	175,650	1000	12,585	1,193.00										
2014	2014-660014321	HUGGINS, DONALD E			3	178,207	1000	12,189	1,167.00										
2013	2013-660014321	HUGGINS, DONALD E			3	168,126	1000	11,804	1,106.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:10:31
 Page 2

Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1297		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	49,211.00 x 1.22 = 60,019		
Factor Value			
Adjustments	1.0000		
Lot Value	60,019		



\\tsclient\T\TOMMY DUNLAP\New folder (105)\IMG_0021.JPG 9/6/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,560 / 2,280
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,560
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	239,280 104.95 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	244,310 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	160,961
Lot Value	60,019
Indicated Value	220,980 96.92 Per SqFt
Agland Value	
Site Improvements	
Total Value	220,980 96.92 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	93.84	Total Misc Impr	+	14,567
Roofing Adj	+ 3.30	Garage Cost	+	17,211
Subfloor Adj	+ -1.58	Total RCN	=	292,656
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	131,695
Plumbing Adj	+ 6.22	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	160,961
Adj Base Cost	= 114.42	Lot Value	+	60,019
Total Area	x 2,280	Indicated Value	=	220,980
Adjusted Cost	= 260,878	Value Per SqFt		96.92

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	34340	22x4		88	26.65		2,345
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	34341	19x12		228	28.98		6,607



Rogers

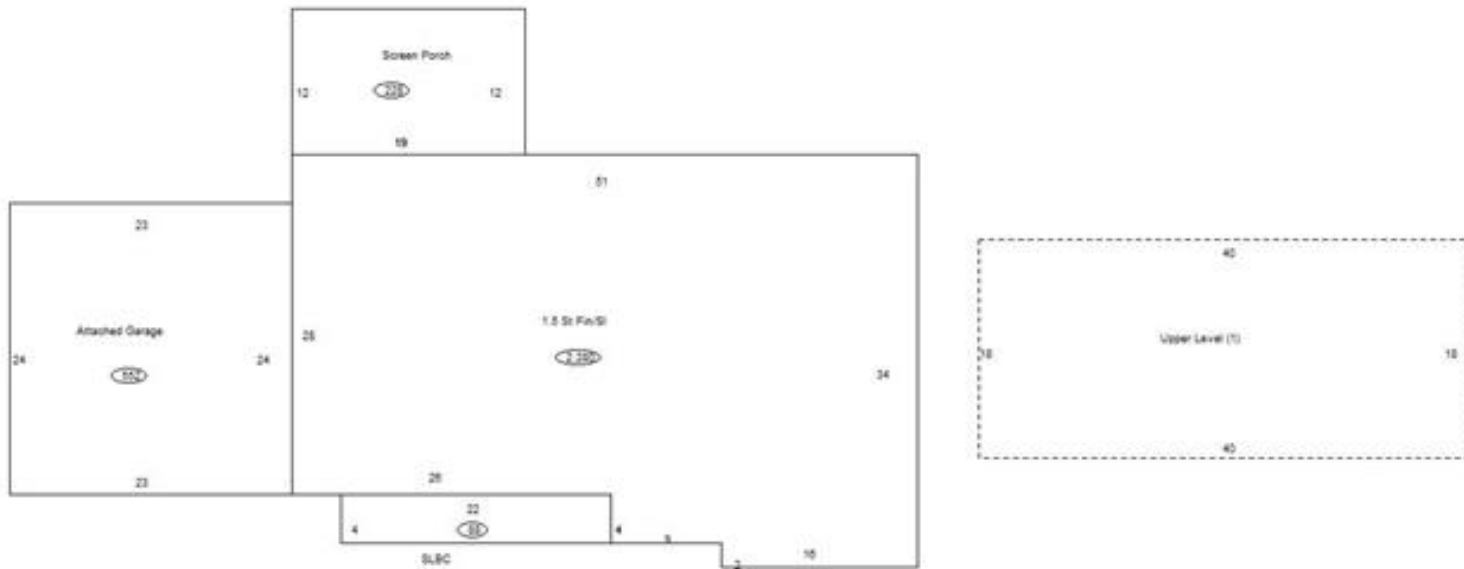
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:10:31
 Page 3

Sketch Image

660014321



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,560	1.462	2,280
2	G	1		10	Attached Garage	552	1.000	552
3	M	PRCH		10	SLBC	88	1.000	88
4	M	EPKS		10	Screen Porch	228	1.000	228
5	U	^UL		10	Upper Level (1)	720	1.000	720
Total Building Area						1,560		2,280



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:10:32
Page 4

660014321

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 120)		562			562	562