



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:30:15  
Page 1

| Assessment Data                                      |                                |                                |             |             | Primary Image  |               |               |                 |  |
|--|--------------------------------|--------------------------------|-------------|-------------|--|---------------|---------------|-----------------|--|
| Account  | 660014355                      |                                |             |             | <p>\\tsclient\T\TOMMY DUNLAP\090622-2(106)\IMG_0057.JPG 9/6/2022</p> |               |               |                 |  |
| Parcel ID  | 000000-00-0-00549-003-0009     |                                |             |             |  |               |               |                 |  |
| Cadastral ID   | 15-21-14-02560                 |                                |             |             |  |               |               |                 |  |
| Property Type  | REAL - Real Property           |                                |             |             |  |               |               |                 |  |
| Property Class                                       | RRP                            | VI Area 4                      |             |             |  |               |               |                 |  |
| Tax Area   | 3 - OWASSO RURAL/NO FIRE       |                                |             |             |  |               |               |                 |  |
| Name ID  | 137354                         |                                |             |             |  |               |               |                 |  |
| WAMPOLE, CLYDE L & CATHERINE E TRUSTEES              |                                |                                |             |             |  |               |               |                 |  |
| 15402 E 102ND ST N<br>OWASSO OK 74055-0000           |                                |                                |             |             |  |               |               |                 |  |
| Parcel Location                                      |                                |                                |             |             |  |               |               |                 |  |
| Situs  | 15402 E 102ND ST N             |                                |             |             |  |               |               |                 |  |
| Subdivision  | ODONNELL ACRES                 |                                |             |             |  |               |               |                 |  |
| Lot/Block  | 0009 / 0003                    | Parcel Size                    | 1.53 - Lots |             |  |               |               |                 |  |
| Sec/Twn/Rng  | 15 / 21 / 14 / 5               |                                |             |             |  |               |               |                 |  |
| Neighborhood   | 1118 - R-V04-SW OWASSO         |                                |             |             |  |               |               |                 |  |
| School District                                      | S021 - OWASSO SCHOOLS          |                                |             |             |  |               |               |                 |  |
| Legal Description Lat/Long: 36.30071693 -95.80149288 |                                |                                |             |             |  |               |               |                 |  |
| Building Permits                                     |                                |                                |             |             |  |               |               |                 |  |
| LOT 9 LESS S 80' BLOCK 3 O'DONNELL ACRES             |                                |                                |             |             |  |               |               |                 |  |
| Number   | Description                    | Opened                         | Closed      | Amount      |  |               |               |                 |  |
| R2011 12 7   | R13-NEW 1500 SQ FT POLE BARN   | 12/2011                        | 04/2012     | 19,000      |  |               |               |                 |  |
| Exemptions   |                                |                                |             |             |  |               |               |                 |  |
| Code   | Type                           | Active                         | Maximum     | Exemption   |  |               |               |                 |  |
| H  | Homestead                      | Yes                            | 1,000       | 1,000       |  |               |               |                 |  |
| Sale History   |                                |                                |             |             |  |               |               |                 |  |
| Bk/Pg  | Grantor                        | Date                           | Price       | Code        |  |               |               |                 |  |
| 2639/885   | WAMPOLE, CLYDE L & CATHERINE E | 06/09/2017                     | 0           | 4           |  |               |               |                 |  |
| Parcel Valuation                                     |                                |                                |             |             |  |               |               |                 |  |
| Source   | REAL                           | Fair Cash                      | Capped      | Asmnt Level | Assessed   | Levy Rate     | 97.960        | Current Tax     |  |
| Remove Cap   | 0                              | Land Value                     | 113,006     | 38,094      | 11%  | 4,190         | Assessed      | 17,347 1,699.31 |  |
| Year Frozen  | 0                              | Improvements                   | 163,074     | 119,609     |  | 13,157        | Penalty       | 0               |  |
| Uncapped Value                                       | 0                              | Mobile Home                    | 0           | 0           |  | 0             | Exemption     | 1,000 -98.00    |  |
| TIF Project ID                                       | 0                              | Total Value                    | 276,080     | 157,703     |  | 17,347        | Total Taxable | 16,347 1,601.00 |  |
| Assessment History                                   |                                |                                |             |             |  |               |               |                 |  |
| Tax Year   | Statement Number               | Billed Owner                   | Tax Area    | Total Value | Exemptions   | Taxable Value | Billed Tax    |                 |  |
| 2025   | 2025-660014355                 | WAMPOLE, CLYDE L & CATHERINE E | 3           | 261,279     | 1000   | 15,842        | 1,552.00      |                 |  |
| 2024   | 2024-660014355                 | WAMPOLE, CLYDE L & CATHERINE E | 3           | 269,617     | 1000   | 15,352        | 1,475.00      |                 |  |
| 2023   | 2023-660014355                 | WAMPOLE, CLYDE L & CATHERINE E | 3           | 210,999     | 1000   | 14,875        | 1,394.00      |                 |  |
| 2022   | 2022-660014355                 | WAMPOLE, CLYDE L & CATHERINE E | 3           | 185,623     | 1000   | 14,413        | 1,412.00      |                 |  |
| 2021   | 2021-660014355                 | WAMPOLE, CLYDE L & CATHERINE E | 3           | 180,218     | 1000   | 13,964        | 1,351.00      |                 |  |
| 2020   | 2020-660014355                 | WAMPOLE, CLYDE L & CATHERINE E | 3           | 177,812     | 1000   | 13,529        | 1,307.00      |                 |  |
| 2019   | 2019-660014355                 | WAMPOLE, CLYDE L & CATHERINE E | 3           | 172,302     | 1000   | 13,105        | 1,267.00      |                 |  |
| 2018   | 2018-660014355                 | WAMPOLE, CLYDE L & CATHERINE E | 3           | 177,069     | 1000   | 12,694        | 1,182.00      |                 |  |
| 2017   | 2017-660014355                 | WAMPOLE, CLYDE L & CATHERINE E | 3           | 175,861     | 1000   | 12,295        | 1,156.00      |                 |  |
| 2016   | 2016-660014355                 | WAMPOLE, CLYDE L & CATHERINE E | 3           | 172,149     | 1000   | 11,908        | 1,121.00      |                 |  |
| 2015   | 2015-660014355                 | WAMPOLE, CLYDE L & CATHERINE E | 3           | 162,053     | 1000   | 11,533        | 1,094.00      |                 |  |
| 2014   | 2014-660014355                 | WAMPOLE, CLYDE L & CATHERINE E | 3           | 163,378     | 1000   | 11,168        | 1,069.00      |                 |  |
| 2013   | 2013-660014355                 | WAMPOLE, CLYDE L & CATHERINE E | 3           | 156,755     | 1000   | 10,813        | 1,013.00      |                 |  |



# Rogers

## Assessment Property Record Card for Tax Year 2026

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Date 04/16/2026  
Time 21:30:15  
Page 2

| Lot Data        | Square-Foot - NBHD 1118 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size        |                            |               |
| Lot Count       | 1                          |               |
| Units Buildable | 1                          |               |
| Non-Ag Acres    | 2.0761                     |               |
| Topography      |                            |               |
| Street Access   |                            |               |
| Utilities       |                            |               |
| Amenities       | LAND QUALITY               |               |
|                 | 0                          |               |
|                 | 0                          |               |
| Method          | Square-Foot                |               |
| Base Lot Value  | 90,436.00 x 1.25 = 113,006 |               |
| Factor Value    |                            |               |
| Adjustments     | 1.0000                     |               |
| Lot Value       | 113,006                    |               |

| Residential Data |                                  |
|------------------|----------------------------------|
| Type             | 1 Single Family Residence        |
| Condition        | 3 - Average                      |
| Quality          | 2.5 - Fair                       |
| Architecture     |                                  |
| Style            | 100% One Story                   |
| Exterior Wall    | 100% Veneer, Stone               |
| Base/Total Area  | 1,541 / 1,541                    |
| Style            | 100% One Story                   |
| HVAC             | 100% Warmed & Cooled Air         |
| Roof Cover       | 1 Composition Shingle            |
| Area on Slab     | 1,541                            |
| Fixture/RghIn    | 11 /                             |
| Bed/F/H Bath     | 3 / 2.0 /                        |
| Basement Area    |                                  |
| Garage Type      | 494 Attached Garage - Unfinished |
| Remodel          |                                  |
| Year/Eff Age     | 1979 / 35                        |

| Cost Approach |           | Manual : 01/2025    |           |
|---------------|-----------|---------------------|-----------|
| Base Cost     | 112.17    | Total Misc Impr     | + 7,878   |
| Roofing Adj   | + 4.48    | Garage Cost         | + 13,595  |
| Subfloor Adj  | + -1.15   | Total RCN           | = 231,219 |
| Heat/Cool Adj | + 11.47   | Depreciation ( 44%) | - 101,736 |
| Plumbing Adj  | + 9.14    | Lump Sums           | + 0       |
| Basement Adj  | + 0.00    | RCNLD               | = 129,483 |
| Adj Base Cost | = 136.11  | Lot Value           | + 113,006 |
| Total Area    | x 1,541   | Indicated Value     | = 242,489 |
| Adjusted Cost | = 209,746 | Value Per SqFt      | 157.36    |



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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     | 198,059 | 128.53 | Per SqFt |

| Direct Comparables |                    |
|--------------------|--------------------|
| Selection Model    | A Adam Test        |
| Adjustment Model   | 1 2022 Residential |
| Comparables        | 6                  |
| Indicated Value    | 274,140 Per SqFt   |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 129,483       |        |                      |
| Lot Value            | 113,006       |        |                      |
| Indicated Value      | 242,489       | 157.36 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    | 33,591        |        |                      |
| Total Value          | 276,080       | 179.16 | 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            | 34482     | 6x5   |      | 30    | 24.17     |      | 725   |
| PATO                       | SLAB PORCH - OPEN               | 34483     | 19x11 |      | 209   | 9.84      |      | 2,057 |



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Date 04/16/2026  
 Time 21:30:15  
 Page 3

Sketch Image

660014355



**Sketch Vector Information**

| Sequence                   | Code | Type | Built Over | Scale | Section Label   | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1                          | R    | 1    | Slab       | 10    | 1 St/SI         | 1,541     | 1.000      | 1,541      |
| 2                          | G    | 1    |            | 10    | Attached Garage | 494       | 1.000      | 494        |
| 3                          | M    | PRCH |            | 10    | SLBC            | 30        | 1.000      | 30         |
| 4                          | M    | PATO |            | 10    | Open Slab       | 209       | 1.000      | 209        |
| <b>Total Building Area</b> |      |      |            |       |                 | 1,541     |            | 1,541      |



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Date 04/16/2026  
Time 21:30:15  
Page 4

660014355

### Outbuildings/Site Improvements

| Building Image   | Code   | Description               | Dimensions            | Floor      | Roofing                        | Total Units  |
|--|--------|---------------------------|-----------------------|------------|--------------------------------|--------------|
|  | UTIL   | SHOP BUILDING             | 50x30x0               |            |                                | 1,500        |
|  | Qual 2 | Cond 3                    | Year 2012             | Eff Age 11 |                                |              |
|  |        | <b>Valuation Summary</b>  | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (22% Phys/ % Func)</b> | <b>RCNLD</b> |
|  |        | Base Cost (28.71 x 1,500) | 43,065                | 43,065     | 9,474                          | 33,591       |