



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:31:45
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014475 Parcel ID 000000-00-0-00588-001-0001 Cadastral ID 15-21-14-03770 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 327723 KEPPNER, BRANDON W & SHALICE 14509 E 104TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14509 E 104TH ST Subdivision PINE BROOK CROSSING Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30445163 -95.81185202																																																																																																																									
Legal Description LOT 1 BLOCK 1 PINE BROOK CROSSING					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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>MEIS, LONNIE C & KOURTIS, PETE</td> <td>05/17/2019</td> <td>350,000</td> <td>YES</td> </tr> <tr> <td>883/305</td> <td></td> <td>05/29/1992</td> <td>161,000</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	MEIS, LONNIE C & KOURTIS, PETE	05/17/2019	350,000	YES	883/305		05/29/1992	161,000	Yes																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	MEIS, LONNIE C & KOURTIS, PETE	05/17/2019	350,000	YES																																																																																																																					
883/305		05/29/1992	161,000	Yes																																																																																																																					
Parcel Valuation <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>2020</td> <td>Land Value 55,953</td> <td>55,953</td> <td>11%</td> <td>6,155</td> <td>Assessed</td> <td>38,685</td> <td>3,789.58</td> </tr> <tr> <td>Year Frozen</td> <td>2013</td> <td>Improvements 295,726</td> <td>295,726</td> <td></td> <td>32,530</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 351,679</td> <td>351,679</td> <td></td> <td>38,685</td> <td>Total Taxable</td> <td>38,685</td> <td>3,790.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2020	Land Value 55,953	55,953	11%	6,155	Assessed	38,685	3,789.58	Year Frozen	2013	Improvements 295,726	295,726		32,530	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 351,679	351,679		38,685	Total Taxable	38,685	3,790.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	2020	Land Value 55,953	55,953	11%	6,155	Assessed	38,685	3,789.58																																																																																																																	
Year Frozen	2013	Improvements 295,726	295,726		32,530	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 351,679	351,679		38,685	Total Taxable	38,685	3,790.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660014475</td><td>KEPPNER, BRANDON W &</td><td>3</td><td>341,453</td><td>0</td><td>37,560</td><td>3,679.00</td></tr> <tr><td>2024</td><td>2024-660014475</td><td>KEPPNER, BRANDON W &</td><td>3</td><td>384,994</td><td>0</td><td>42,349</td><td>4,068.00</td></tr> <tr><td>2023</td><td>2023-660014475</td><td>KEPPNER, BRANDON W &</td><td>3</td><td>386,218</td><td>0</td><td>41,063</td><td>3,848.00</td></tr> <tr><td>2022</td><td>2022-660014475</td><td>KEPPNER, BRANDON W &</td><td>3</td><td>355,524</td><td>0</td><td>39,108</td><td>3,831.00</td></tr> <tr><td>2021</td><td>2021-660014475</td><td>KEPPNER, BRANDON W &</td><td>3</td><td>363,793</td><td>0</td><td>40,017</td><td>3,871.00</td></tr> <tr><td>2020</td><td>2020-660014475</td><td>KEPPNER, BRANDON W &</td><td>3</td><td>357,499</td><td>0</td><td>39,325</td><td>3,799.00</td></tr> <tr><td>2019</td><td>2019-660014475</td><td>KEPPNER, BRANDON W &</td><td>3</td><td>308,473</td><td>1000</td><td>22,170</td><td>2,143.00</td></tr> <tr><td>2018</td><td>2018-660014475</td><td>MEIS, LONNIE C &</td><td>3</td><td>316,956</td><td>1000</td><td>22,170</td><td>2,064.00</td></tr> <tr><td>2017</td><td>2017-660014475</td><td>MEIS, LONNIE C &</td><td>3</td><td>314,273</td><td>1000</td><td>22,170</td><td>2,085.00</td></tr> <tr><td>2016</td><td>2016-660014475</td><td>MEIS, LONNIE C &</td><td>3</td><td>305,529</td><td>1000</td><td>22,170</td><td>2,087.00</td></tr> <tr><td>2015</td><td>2015-660014475</td><td>MEIS, LONNIE C &</td><td>3</td><td>296,542</td><td>1000</td><td>22,170</td><td>2,102.00</td></tr> <tr><td>2014</td><td>2014-660014475</td><td>MEIS, LONNIE C &</td><td>3</td><td>299,604</td><td>1000</td><td>22,170</td><td>2,122.00</td></tr> <tr><td>2013</td><td>2013-660014475</td><td>MEIS, LONNIE C &</td><td>3</td><td>280,576</td><td>1000</td><td>22,170</td><td>2,077.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660014475	KEPPNER, BRANDON W &	3	341,453	0	37,560	3,679.00	2024	2024-660014475	KEPPNER, BRANDON W &	3	384,994	0	42,349	4,068.00	2023	2023-660014475	KEPPNER, BRANDON W &	3	386,218	0	41,063	3,848.00	2022	2022-660014475	KEPPNER, BRANDON W &	3	355,524	0	39,108	3,831.00	2021	2021-660014475	KEPPNER, BRANDON W &	3	363,793	0	40,017	3,871.00	2020	2020-660014475	KEPPNER, BRANDON W &	3	357,499	0	39,325	3,799.00	2019	2019-660014475	KEPPNER, BRANDON W &	3	308,473	1000	22,170	2,143.00	2018	2018-660014475	MEIS, LONNIE C &	3	316,956	1000	22,170	2,064.00	2017	2017-660014475	MEIS, LONNIE C &	3	314,273	1000	22,170	2,085.00	2016	2016-660014475	MEIS, LONNIE C &	3	305,529	1000	22,170	2,087.00	2015	2015-660014475	MEIS, LONNIE C &	3	296,542	1000	22,170	2,102.00	2014	2014-660014475	MEIS, LONNIE C &	3	299,604	1000	22,170	2,122.00	2013	2013-660014475	MEIS, LONNIE C &	3	280,576	1000	22,170	2,077.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660014475	KEPPNER, BRANDON W &	3	341,453	0	37,560	3,679.00																																																																																																																		
2024	2024-660014475	KEPPNER, BRANDON W &	3	384,994	0	42,349	4,068.00																																																																																																																		
2023	2023-660014475	KEPPNER, BRANDON W &	3	386,218	0	41,063	3,848.00																																																																																																																		
2022	2022-660014475	KEPPNER, BRANDON W &	3	355,524	0	39,108	3,831.00																																																																																																																		
2021	2021-660014475	KEPPNER, BRANDON W &	3	363,793	0	40,017	3,871.00																																																																																																																		
2020	2020-660014475	KEPPNER, BRANDON W &	3	357,499	0	39,325	3,799.00																																																																																																																		
2019	2019-660014475	KEPPNER, BRANDON W &	3	308,473	1000	22,170	2,143.00																																																																																																																		
2018	2018-660014475	MEIS, LONNIE C &	3	316,956	1000	22,170	2,064.00																																																																																																																		
2017	2017-660014475	MEIS, LONNIE C &	3	314,273	1000	22,170	2,085.00																																																																																																																		
2016	2016-660014475	MEIS, LONNIE C &	3	305,529	1000	22,170	2,087.00																																																																																																																		
2015	2015-660014475	MEIS, LONNIE C &	3	296,542	1000	22,170	2,102.00																																																																																																																		
2014	2014-660014475	MEIS, LONNIE C &	3	299,604	1000	22,170	2,122.00																																																																																																																		
2013	2013-660014475	MEIS, LONNIE C &	3	280,576	1000	22,170	2,077.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:31:45
 Page 2

Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9881	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,041.00 x 1.30 = 55,953	
Factor Value		
Adjustments	1.0000	
Lot Value	55,953	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,617 / 3,463
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,617
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26

\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-30\IMG_0001.JPG 9/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	384,457	111.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	468,920		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.06	Total Misc Impr	+	22,756			
Roofing Adj	+ 2.62	Garage Cost	+	21,439			
Subfloor Adj	+ -1.67	Total RCN	=	434,891			
Heat/Cool Adj	+ 14.47	Depreciation (32%)	-	139,165			
Plumbing Adj	+ 7.34	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	295,726			
Adj Base Cost	= 112.82	Lot Value	+	55,953			
Total Area	x 3,463	Indicated Value	=	351,679			
Adjusted Cost	= 390,696	Value Per SqFt		101.55			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	295,726		
Lot Value	55,953		
Indicated Value	351,679	101.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	351,679	101.55	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	6,429.63		6,430
EPSW	ENCLOSED PORCH - SOLID WALL	34922	15x14		210	75.64		15,884
PRCH	SLAB PORCH - COVERED	34923	5x3		15	29.48		442



Rogers

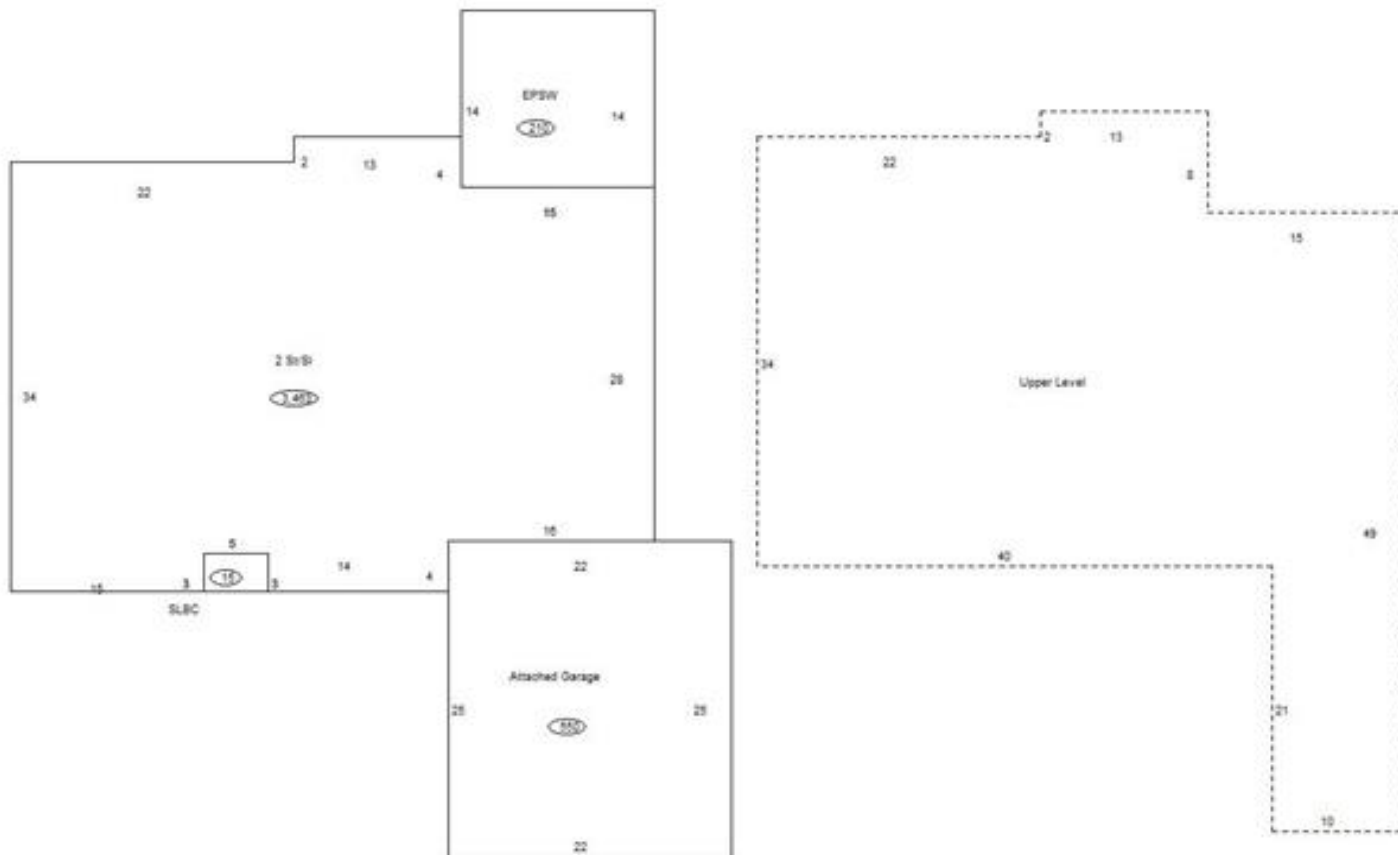
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:31:45
 Page 3

Sketch Image

660014475



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	1,617	2.142	3,463
2	G	1		10	Attached Garage	550	1.000	550
3	M	EPSW		10	EPSW	210	1.000	210
4	M	PRCH		10	SLBC	15	1.000	15
5	U	^UL	Overhang	10	Upper Level	1,846	1.000	1,846
Total Building Area						1,617		3,463