



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:06:32
Page 1

Assessment Data					Primary Image									
Account	660019108													
Parcel ID	000000-00-0-00573-002-0004													
Cadastral ID	22-21-14-01760													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	323574													
TIPPINS, DAVID & KAY														
15604 E 94TH ST OWASSO OK 74055-0000														
Parcel Location														
Situs	15604 94TH ST													
Subdivision	PARADISE VALLEY													
Lot/Block	0004 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	22 / 21 / 14 / 5													
Neighborhood	1118 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.29030886 -95.79803605														
Building Permits														
LOT 4 BLOCK 2 PARADISE VALLEY														
<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	2684/914	JOHNSON, WILLIAM E &	12/18/2017	212,500	YES					
H	Homestead	No	1,000		868/817		11/29/1991	106,000	No					
					837/167			0	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax					
Remove Cap	2018		Land Value	71,527	11%	7,868	Assessed	22,243	2,178.92					
Year Frozen	2020		Improvements	130,683		14,375	Penalty	0						
Uncapped Value	0		Mobile Home	0		0	Exemption	1,000	-98.00					
TIF Project ID	0		Total Value	202,210		22,243	Total Taxable	21,243	2,081.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660019108	TIPPINS, DAVID & KAY			3	336,753	1000	21,244	2,081.00					
2024	2024-660019108	TIPPINS, DAVID & KAY			3	349,624	1000	21,243	2,041.00					
2023	2023-660019108	TIPPINS, DAVID & KAY			3	227,094	1000	21,243	1,991.00					
2022	2022-660019108	TIPPINS, DAVID & KAY			3	196,321	1000	20,595	2,018.00					
2021	2021-660019108	TIPPINS, DAVID & KAY			3	205,071	1000	21,305	2,061.00					
2020	2020-660019108	TIPPINS, DAVID & KAY			3	206,457	1000	21,305	2,058.00					
2019	2019-660019108	TIPPINS, DAVID & KAY			3	196,865	1000	20,655	1,997.00					
2018	2018-660019108	TIPPINS, DAVID & KAY			3	214,648	0	23,611	2,198.00					
2017	2017-660019108	JOHNSON, WILLIAM E &			3	243,237	0	26,756	2,517.00					
2016	2016-660019108	JOHNSON, WILLIAM E &			3	238,101	1000	25,191	2,372.00					
2015	2015-660019108	JOHNSON, WILLIAM E &			3	231,449	1000	24,459	2,319.00					
2014	2014-660019108	JOHNSON, WILLIAM E &			3	237,919	1000	23,976	2,295.00					
2013	2013-660019108	JOHNSON, WILLIAM E &			3	227,458	1000	23,248	2,178.00					



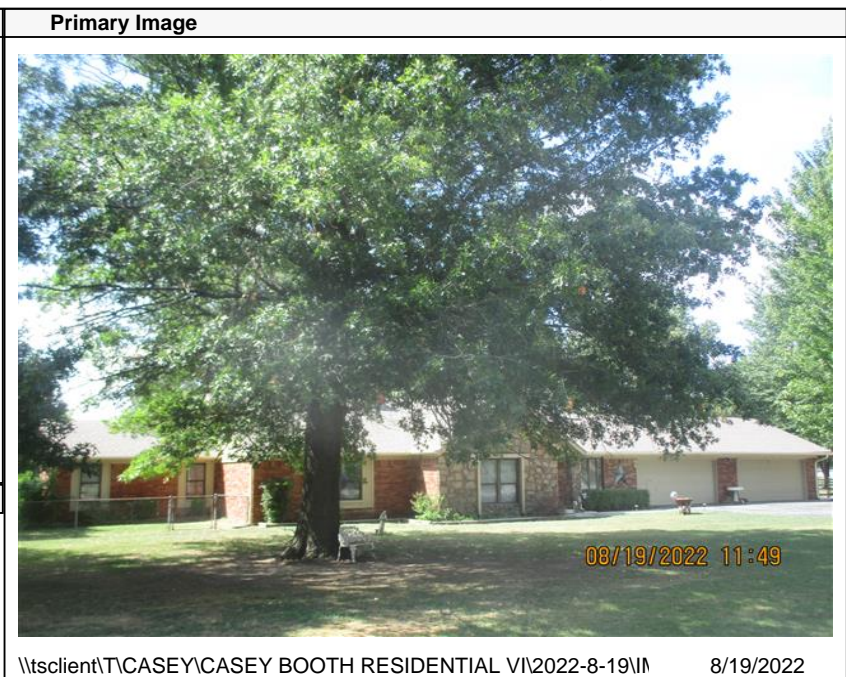
Rogers

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Date 04/16/2026
 Time 22:06:32
 Page 2

Lot Data		Square-Foot - NBHD 1118 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	2.507		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	109,204.00 x 1.11 = 121,451		
Factor Value			
Adjustments	1.0000		
Lot Value	121,451		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,591 / 2,591
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,591
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,218 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	322,362 124.42 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	375,370 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	192,185
Lot Value	121,451
Indicated Value	313,636 121.05 Per SqFt
Agland Value	
Site Improvements	29,712
Total Value	343,348 132.52 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.28	Total Misc Impr	+ 11,028
Roofing Adj	+ 4.07	Garage Cost	+ 31,254
Subfloor Adj	+ -1.07	Total RCN	= 343,330
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 154,499
Plumbing Adj	+ 5.44	Lump Sums	+ 3,354
Basement Adj	+ 0.00	RCNLD	= 192,185
Adj Base Cost	= 116.19	Lot Value	+ 121,451
Total Area	x 2,591	Indicated Value	= 313,636
Adjusted Cost	= 301,048	Value Per SqFt	121.05

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	46107		24	24	24.19		581
PRCH	SLAB PORCH - COVERED	46108	19x12		228	23.47		5,351
WODO	WOOD DECK - OPEN	46109	22x19		418	16.05	50%	3,354



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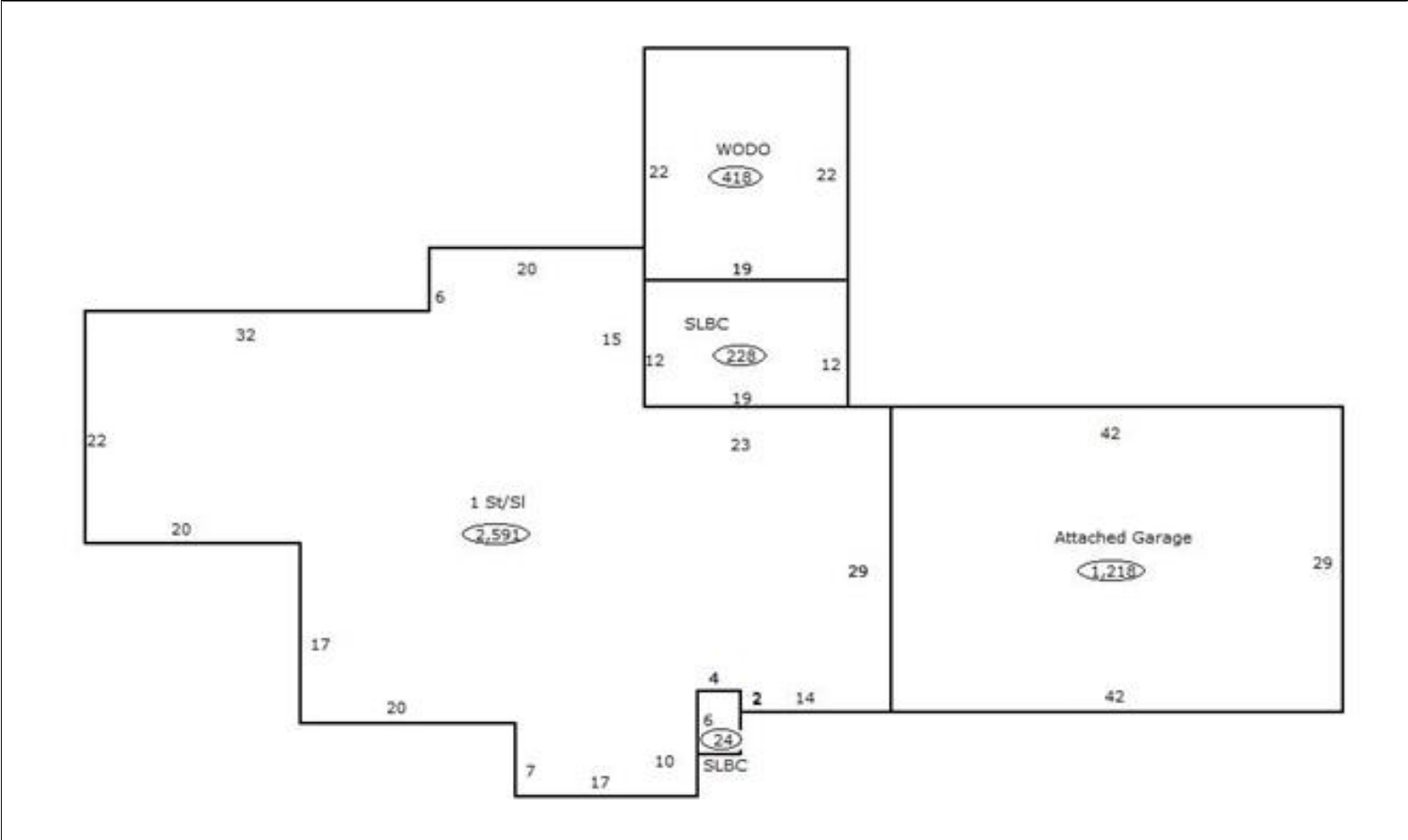
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Date 04/16/2026
 Time 22:06:33
 Page 3

Sketch Image

660019108



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,591	1.000	2,591
2	G	1		13	Attached Garage	1,218	1.000	1,218
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	228	1.000	228
5	M	WODO		13	WODO	418	1.000	418
Total Building Area						2,591		2,591



Rogers

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Date 04/16/2026
 Time 22:06:33
 Page 4

660019108

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	30x50x0			1,500	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 1,500)	24,000		24,000	2,400	21,600
	DTGF	DETACHED GARAGE FAIR	12x27x0			324	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 324)	5,184		5,184	1,296	3,888
	DTGF	DETACHED GARAGE FAIR	20x24x0			480	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 480)	7,680		7,680	3,456	4,224