



# 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	660020338								
Parcel ID	000000-00-0-00294-001-0020								
Cadastral ID	24-21-14-02300								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	302373								
CHAPMAN, RANDY DALE									
9323 N 177TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	09323 N 177TH E AVE								
Subdivision	EASTWOOD LAKE ESTATES								
Lot/Block	0020 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	24 / 21 / 14 / 5								
Neighborhood	1136 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.28911928 -95.77594028									
Building Permits									
LOT 20 BLOCK 1 EASTWOOD LAKE ESTATES									
Number	Description	Opened	Closed	Amount					
R22 241	R23 NEW DTCH ACC BLDG 30X50	06/2022	05/2023	20,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2719/388	CHAPMAN, RANDY DALE &	03/30/2018	0	4					
2090/34	US BANK NATL ASSOC	02/08/2010	155,000	3					
2075/659	JOHNSTON, SHANNON M	12/08/2009	0	10					
1817/693	HARMON, KENT D & CLAIRE R	10/19/2006	215,000	YES					
1070/520	LAMBERSON, JERRY L	06/13/1997	130,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2011	Land Value	101,187	78,081	11%	8,589	Assessed	30,748	3,337.33
Year Frozen	0	Improvements	244,640	201,440		22,159	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00
TIF Project ID	0	Total Value	345,827	279,521		30,748	Total Taxable	29,748	3,240.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660020338	CHAPMAN, RANDY DALE	7	325,775	1000	28,852	3,142.00		
2024	2024-660020338	CHAPMAN, RANDY DALE	7	317,999	1000	27,982	3,102.00		
2023	2023-660020338	CHAPMAN, RANDY DALE	7	236,663	1000	23,124	2,511.00		
2022	2022-660020338	CHAPMAN, RANDY DALE	7	212,925	1000	22,422	2,531.00		
2021	2021-660020338	CHAPMAN, RANDY DALE	7	215,766	1000	22,734	2,538.00		
2020	2020-660020338	CHAPMAN, RANDY DALE	7	212,389	1000	22,119	2,467.00		
2019	2019-660020338	CHAPMAN, RANDY DALE	7	204,056	1000	21,446	2,394.00		
2018	2018-660020338	CHAPMAN, RANDY DALE	7	206,284	1000	21,691	2,343.00		
2017	2017-660020338	CHAPMAN, RANDY DALE &	7	204,141	1000	21,456	2,339.00		
2016	2016-660020338	CHAPMAN, RANDY DALE &	7	199,594	1000	20,955	2,287.00		
2015	2015-660020338	CHAPMAN, RANDY DALE &	7	193,922	1000	20,331	2,233.00		
2014	2014-660020338	CHAPMAN, RANDY DALE &	7	195,165	1000	20,267	2,244.00		
2013	2013-660020338	CHAPMAN, RANDY DALE &	7	187,704	1000	19,647	2,136.00		



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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.997	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,428.00 x 2.33 = 101,187	
Factor Value		
Adjustments	1.0000	
Lot Value	101,187	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,902 / 1,902
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,902
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	902 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

Cost Approach				Manual : 01/2025			
Base Cost	108.64	Total Misc Impr	+ 18,220				
Roofing Adj	+ 4.75	Garage Cost	+ 26,871				
Subfloor Adj	+ -2.25	Total RCN	= 301,386				
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	- 129,596				
Plumbing Adj	+ 10.97	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 171,790				
Adj Base Cost	= 134.75	Lot Value	+ 101,187				
Total Area	x 1,902	Indicated Value	= 272,977				
Adjusted Cost	= 256,295	Value Per SqFt	143.52				



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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	319,263	167.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	327,750		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,790		
Lot Value	101,187		
Indicated Value	272,977	143.52	Per SqFt
Agland Value			
Site Improvements	72,850		
Total Value	345,827	181.82	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	49642	40x12		480	25.42		12,202
PRCH	SLAB PORCH - COVERED	49643	5x3		15	26.88		403



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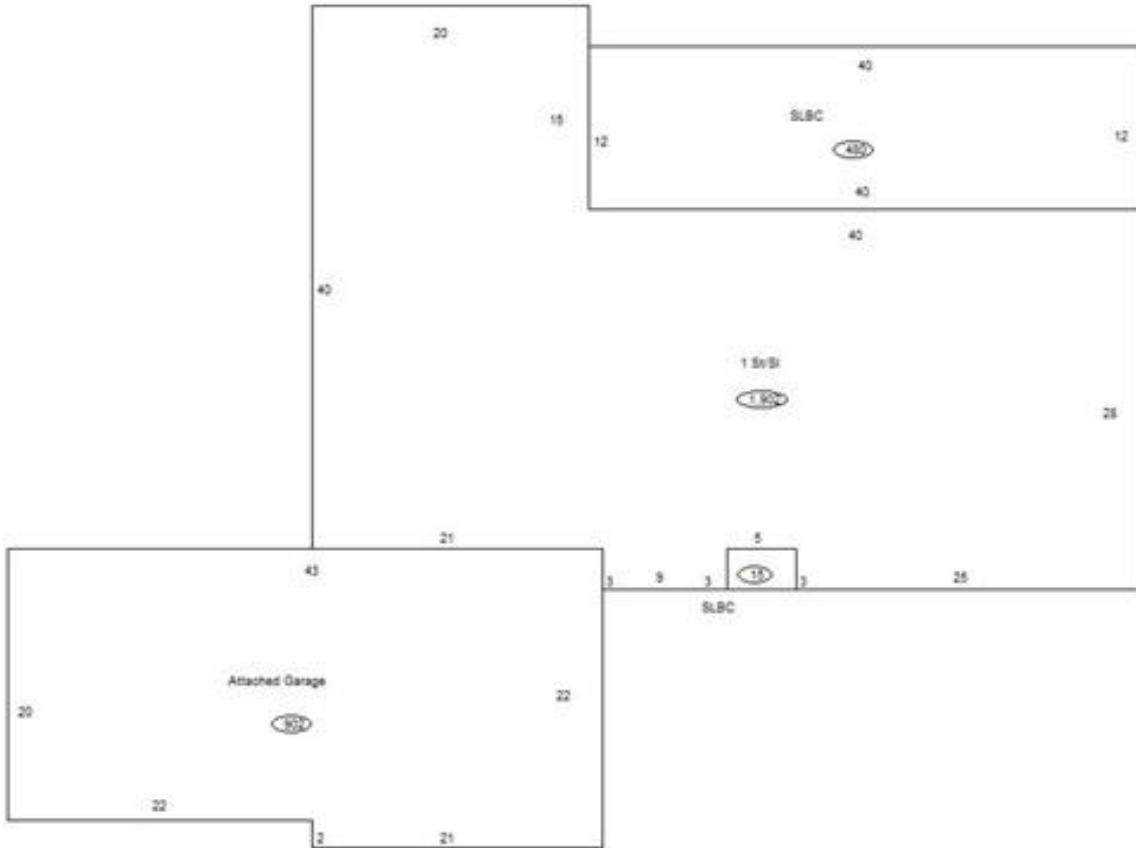
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,902	1.000	1,902
2	G	1		10	Attached Garage	902	1.000	902
3	M	PRCH		10	SLBC	480	1.000	480
4	M	PRCH		10	SLBC	15	1.000	15
<b>Total Building Area</b>						<b>1,902</b>		<b>1,902</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x50x0		Formed Metal	1,500
	Qual	4	Cond 4	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (35.10 x 1,500)		52,650	52,650	1,580	51,070
	STA	STG AVG	12x16x0			192
	Qual	3	Cond 3	Year	Eff Age 0	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.02 x 192)		1,348	1,348		1,348
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)		25,000	25,000	12,500	12,500
	GA	GAZEBO AVG	0x0x0			1
	Qual	3	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8,350.00 x 1)		8,350	8,350	418	7,932