



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:41:17  
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Assessment Data					Primary Image									
Account	660021904													
Parcel ID	000000-00-0-00210-003-0001													
Cadastral ID	26-21-14-03250													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	128934													
STIPE, CAROL J														
TRUSTEE														
16710 E 84TH ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	16710 E 84TH ST													
Subdivision	COUNTRY BRIER II													
Lot/Block	0001 / 0003	Parcel Size 1 - Lots												
Sec/Twn/Rng	26 / 21 / 14 / 5													
Neighborhood	1212 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.27713720 -95.78590764														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
LOT 1 BLOCK 3 COUNTRY BRIER 2														
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	783/566			90,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	122,489	70,516	11%	7,757	Assessed	18,053	1,768.47					
Year Frozen	2019	Improvements	162,587	93,599		10,296	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00					
TIF Project ID	0	Total Value	285,076	164,115		18,053	Total Taxable	17,053	1,671.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660021904	STIPE, CAROL J			3	279,383	1000	17,053	1,671.00					
2024	2024-660021904	STIPE, CAROL J			3	312,368	1000	17,053	1,638.00					
2023	2023-660021904	STIPE, CAROL J			3	196,388	1000	17,053	1,598.00					
2022	2022-660021904	STIPE, CAROL J			3	201,019	1000	17,052	1,671.00					
2021	2021-660021904	STIPE, CAROL J			3	206,497	1000	17,052	1,650.00					
2020	2020-660021904	STIPE, CAROL J			3	205,549	1000	17,052	1,647.00					
2019	2019-660021904	STIPE, CAROL J			3	196,865	1000	17,053	1,649.00					
2018	2018-660021904	STIPE, CAROL J			3	203,250	1000	16,527	1,538.00					
2017	2017-660021904	STIPE, CAROL J			3	186,849	1000	16,016	1,506.00					
2016	2016-660021904	STIPE, CAROL J			3	182,459	1000	15,521	1,461.00					
2015	2015-660021904	STIPE, CAROL J			3	177,437	1000	15,040	1,426.00					
2014	2014-660021904	STIPE, CAROL J			3	180,482	1000	14,572	1,395.00					
2013	2013-660021904	STIPE, CAROL J			3	171,566	1000	14,119	1,323.00					



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1066	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,205.00 x 2.54 = 122,489	
Factor Value		
Adjustments	1.0000	
Lot Value	122,489	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl
Base/Total Area	1,791 / 1,791
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,791
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	792 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022

Cost Approach				Manual : 01/2025			
Base Cost	108.17	Total Misc Impr	+ 15,691				
Roofing Adj	+ 4.54	Garage Cost	+ 23,594				
Subfloor Adj	+ -2.09	Total RCN	= 275,572				
Heat/Cool Adj	+ 12.64	Depreciation ( 41%)	- 112,985				
Plumbing Adj	+ 8.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 162,587				
Adj Base Cost	= 131.93	Lot Value	+ 122,489				
Total Area	x 1,791	Indicated Value	= 285,076				
Adjusted Cost	= 236,287	Value Per SqFt	159.17				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	231,275	129.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	323,980		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,587		
Lot Value	122,489		
Indicated Value	285,076	159.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	285,076	159.17	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	53089	30x4		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	53090	24x11		264	26.10		6,890



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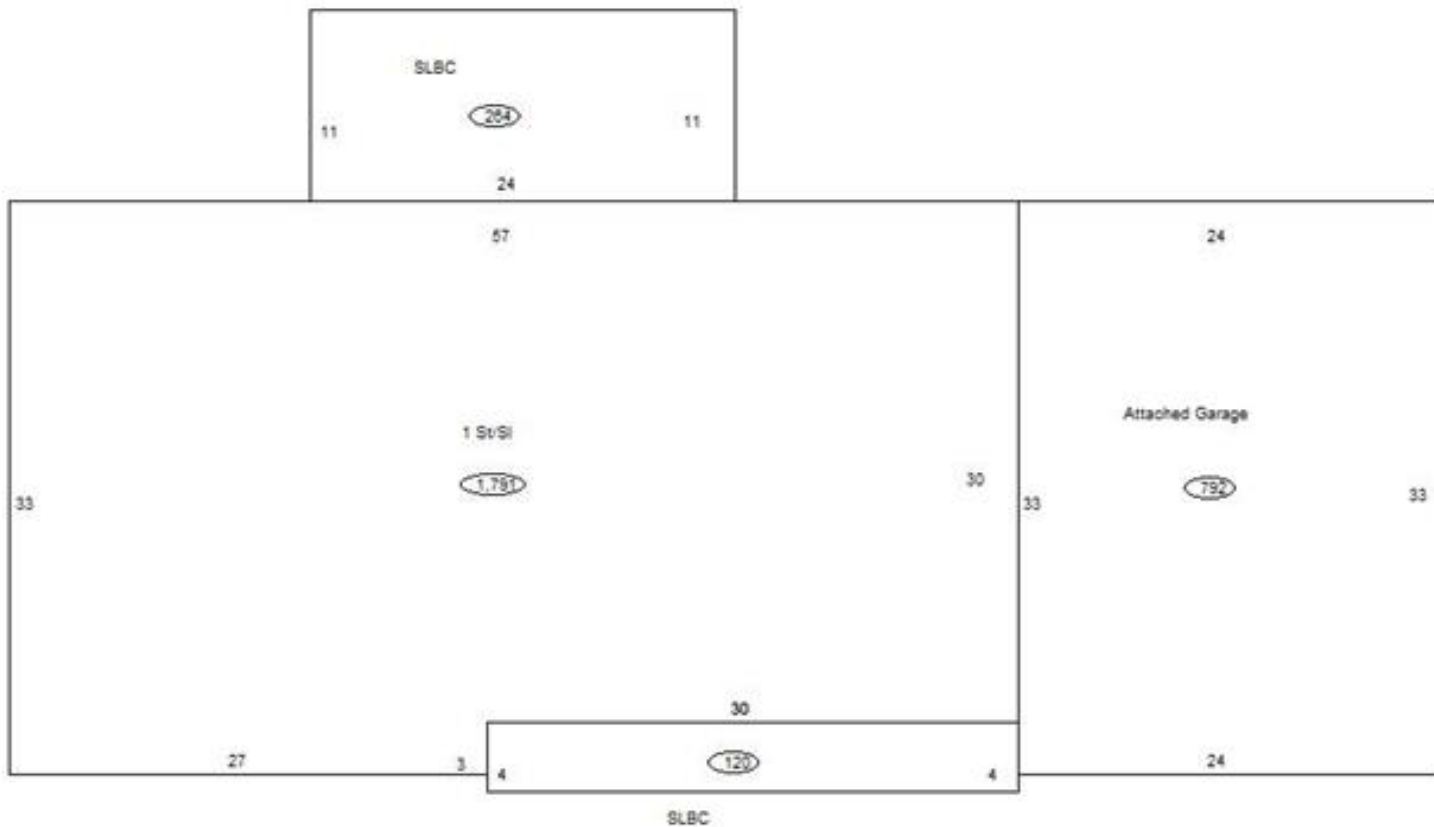
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### Sketch Image

660021904



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,791	1.000	1,791
2	G	1		10	Attached Garage	792	1.000	792
3	M	PRCH		10	SLBC	120	1.000	120
4	M	PRCH		10	SLBC	264	1.000	264
<b>Total Building Area</b>						1,791		1,791



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### 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	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 120)		562			562	562