



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:01:18
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022786 Parcel ID 000000-00-0-00183-002-0006 Cadastral ID 27-21-14-01180 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 125384 PIPKIN, DONALD LEWIS & COLETTE ROSE TRUSTEES PIPKIN FAMILY TRUST 16008 E 83RD ST NORTH OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 16008 E 83RD ST N Subdivision CORNERSTONE ADDITION 1 Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27256259 -95.79555187					Building Permits																																																																																																																				
LOT 6 BLOCK 2 CORNERSTONE ADDITION					<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																																																																																																																				
<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>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<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> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
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>0</td> <td>Land Value 135,365</td> <td>47,784</td> <td>11%</td> <td>5,256</td> <td>Assessed</td> <td>28,351</td> <td>2,777.26</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 243,704</td> <td>209,955</td> <td></td> <td>23,095</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>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 379,069</td> <td>257,739</td> <td></td> <td>28,351</td> <td>Total Taxable</td> <td>27,351</td> <td>2,679.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 135,365	47,784	11%	5,256	Assessed	28,351	2,777.26	Year Frozen	0	Improvements 243,704	209,955		23,095	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 379,069	257,739		28,351	Total Taxable	27,351	2,679.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	0	Land Value 135,365	47,784	11%	5,256	Assessed	28,351	2,777.26																																																																																																																	
Year Frozen	0	Improvements 243,704	209,955		23,095	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																																																																																																	
TIF Project ID	0	Total Value 379,069	257,739		28,351	Total Taxable	27,351	2,679.00																																																																																																																	
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>2025-660022786</td><td>PIPKIN, DONALD LEWIS & COLETTE ROSE</td><td>3</td><td>370,282</td><td>1000</td><td>26,526</td><td>2,598.00</td></tr> <tr><td>2024</td><td>2024-660022786</td><td>PIPKIN, DONALD LEWIS & COLETTE ROSE</td><td>3</td><td>390,370</td><td>1000</td><td>25,724</td><td>2,471.00</td></tr> <tr><td>2023</td><td>2023-660022786</td><td>PIPKIN, DONALD LEWIS & COLETTE ROSE</td><td>3</td><td>251,337</td><td>1000</td><td>24,946</td><td>2,338.00</td></tr> <tr><td>2022</td><td>2022-660022786</td><td>PIPKIN, DONALD L</td><td>3</td><td>229,000</td><td>1000</td><td>24,190</td><td>2,370.00</td></tr> <tr><td>2021</td><td>2021-660022786</td><td>PIPKIN, DONALD L</td><td>3</td><td>229,101</td><td>1000</td><td>24,201</td><td>2,341.00</td></tr> <tr><td>2020</td><td>2020-660022786</td><td>PIPKIN, DONALD L</td><td>3</td><td>225,338</td><td>1000</td><td>23,727</td><td>2,292.00</td></tr> <tr><td>2019</td><td>2019-660022786</td><td>PIPKIN, DONALD L</td><td>3</td><td>218,240</td><td>1000</td><td>23,006</td><td>2,224.00</td></tr> <tr><td>2018</td><td>2018-660022786</td><td>PIPKIN, DONALD L</td><td>3</td><td>225,815</td><td>1000</td><td>23,840</td><td>2,219.00</td></tr> <tr><td>2017</td><td>2017-660022786</td><td>PIPKIN, DONALD L</td><td>3</td><td>223,588</td><td>1000</td><td>23,595</td><td>2,219.00</td></tr> <tr><td>2016</td><td>2016-660022786</td><td>PIPKIN, DONALD L</td><td>3</td><td>218,024</td><td>1000</td><td>22,983</td><td>2,164.00</td></tr> <tr><td>2015</td><td>2015-660022786</td><td>PIPKIN, DONALD L</td><td>3</td><td>212,028</td><td>1000</td><td>22,323</td><td>2,117.00</td></tr> <tr><td>2014</td><td>2014-660022786</td><td>PIPKIN, DONALD L</td><td>3</td><td>214,908</td><td>1000</td><td>22,003</td><td>2,106.00</td></tr> <tr><td>2013</td><td>2013-660022786</td><td>PIPKIN, DONALD L</td><td>3</td><td>203,027</td><td>1000</td><td>21,333</td><td>1,998.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660022786	PIPKIN, DONALD LEWIS & COLETTE ROSE	3	370,282	1000	26,526	2,598.00	2024	2024-660022786	PIPKIN, DONALD LEWIS & COLETTE ROSE	3	390,370	1000	25,724	2,471.00	2023	2023-660022786	PIPKIN, DONALD LEWIS & COLETTE ROSE	3	251,337	1000	24,946	2,338.00	2022	2022-660022786	PIPKIN, DONALD L	3	229,000	1000	24,190	2,370.00	2021	2021-660022786	PIPKIN, DONALD L	3	229,101	1000	24,201	2,341.00	2020	2020-660022786	PIPKIN, DONALD L	3	225,338	1000	23,727	2,292.00	2019	2019-660022786	PIPKIN, DONALD L	3	218,240	1000	23,006	2,224.00	2018	2018-660022786	PIPKIN, DONALD L	3	225,815	1000	23,840	2,219.00	2017	2017-660022786	PIPKIN, DONALD L	3	223,588	1000	23,595	2,219.00	2016	2016-660022786	PIPKIN, DONALD L	3	218,024	1000	22,983	2,164.00	2015	2015-660022786	PIPKIN, DONALD L	3	212,028	1000	22,323	2,117.00	2014	2014-660022786	PIPKIN, DONALD L	3	214,908	1000	22,003	2,106.00	2013	2013-660022786	PIPKIN, DONALD L	3	203,027	1000	21,333	1,998.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660022786	PIPKIN, DONALD LEWIS & COLETTE ROSE	3	370,282	1000	26,526	2,598.00																																																																																																																		
2024	2024-660022786	PIPKIN, DONALD LEWIS & COLETTE ROSE	3	390,370	1000	25,724	2,471.00																																																																																																																		
2023	2023-660022786	PIPKIN, DONALD LEWIS & COLETTE ROSE	3	251,337	1000	24,946	2,338.00																																																																																																																		
2022	2022-660022786	PIPKIN, DONALD L	3	229,000	1000	24,190	2,370.00																																																																																																																		
2021	2021-660022786	PIPKIN, DONALD L	3	229,101	1000	24,201	2,341.00																																																																																																																		
2020	2020-660022786	PIPKIN, DONALD L	3	225,338	1000	23,727	2,292.00																																																																																																																		
2019	2019-660022786	PIPKIN, DONALD L	3	218,240	1000	23,006	2,224.00																																																																																																																		
2018	2018-660022786	PIPKIN, DONALD L	3	225,815	1000	23,840	2,219.00																																																																																																																		
2017	2017-660022786	PIPKIN, DONALD L	3	223,588	1000	23,595	2,219.00																																																																																																																		
2016	2016-660022786	PIPKIN, DONALD L	3	218,024	1000	22,983	2,164.00																																																																																																																		
2015	2015-660022786	PIPKIN, DONALD L	3	212,028	1000	22,323	2,117.00																																																																																																																		
2014	2014-660022786	PIPKIN, DONALD L	3	214,908	1000	22,003	2,106.00																																																																																																																		
2013	2013-660022786	PIPKIN, DONALD L	3	203,027	1000	21,333	1,998.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:01:19
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3881	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	60,468.00 x 2.24 = 135,365	
Factor Value		
Adjustments	1.0000	
Lot Value	135,365	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,256 / 2,446
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,256
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	984 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	348,141	142.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	405,770		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.55	Total Misc Impr	+ 12,085
Roofing Adj	+ 3.05	Garage Cost	+ 36,615
Subfloor Adj	+ -1.97	Total RCN	= 340,386
Heat/Cool Adj	+ 14.47	Depreciation (32%)	- 108,924
Plumbing Adj	+ 9.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 231,462
Adj Base Cost	= 119.25	Lot Value	+ 135,365
Total Area	x 2,446	Indicated Value	= 366,827
Adjusted Cost	= 291,686	Value Per SqFt	149.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	231,462		
Lot Value	135,365		
Indicated Value	366,827	149.97	Per SqFt
Agland Value			
Site Improvements	12,242		
Total Value	379,069	154.98	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
PRCH	SLAB PORCH - COVERED	55792	9x8		72	29.30		2,110
PRCH	SLAB PORCH - COVERED	55793	12x6		72	29.30		2,110
PATO	SLAB PORCH - OPEN	55795	16x7		112	12.81		1,435



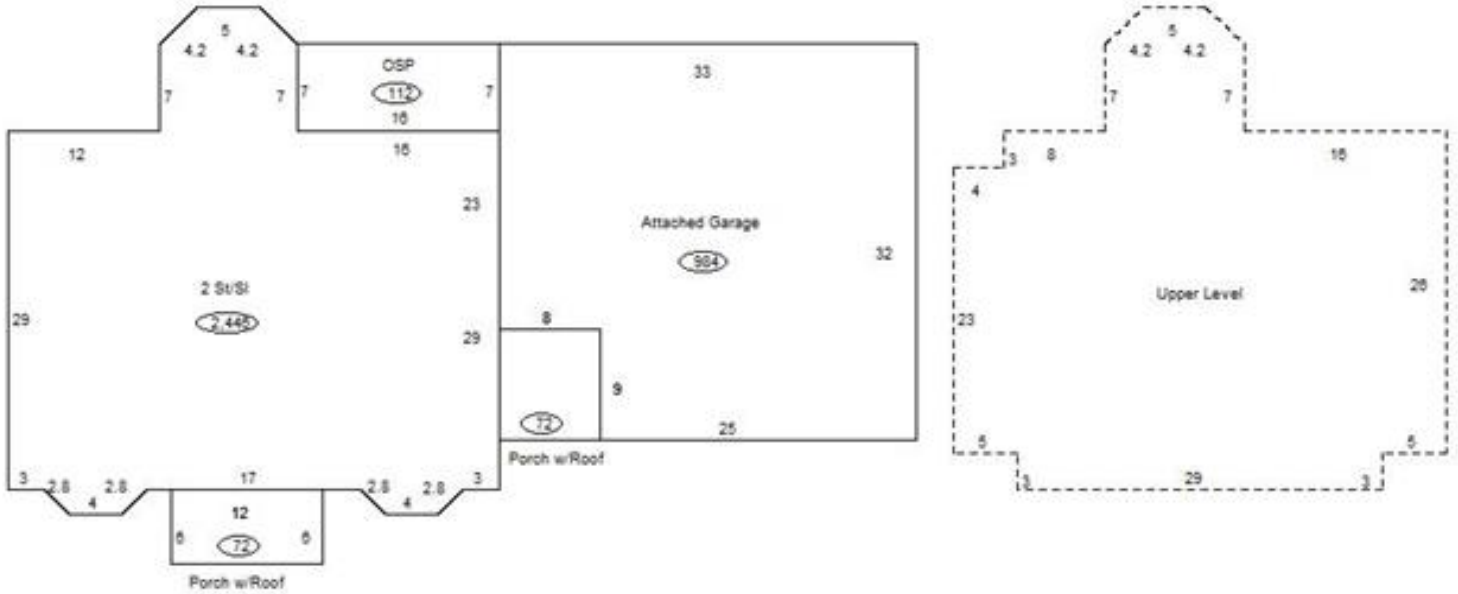
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:01:19
 Page 3

Sketch Image

660022786



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,256	1.947	2,446
2	G	1		13	Attached Garage	984	1.000	984
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	72	1.000	72
5	U	^UL	Overhang	13	Upper Level	1,190	1.000	1,190
6	M	PATO		13	Open Slab	112	1.000	112
Total Building Area						1,256		2,446



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:01:19
Page 4

660022786

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			630
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
Base Cost (27.76 x 630)		17,489	17,489	5,247	12,242	