



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 660058625 Parcel ID 000000-00-0-00644-001-0008 Cadastral ID 10-21-14-00880 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 305571 STAPLES, RICK J 11023 N 159TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11023 N 159TH E AVE Subdivision RANCH ACRES ESTATES Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lot/Long: 36.31457083 -95.79699940																																																						
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																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
LOT 8 BLOCK 1 RANCH ACRES ESTATES					2196/202	DENEEN, MICHAEL J	09/15/2011	197,000	YES																																													
					1980/26	MCDANIEL, PATRICIA-CHRISTINE	09/15/2008	194,000	YES																																													
					1183/177	HUBERT, JOHN B &	07/12/1999	129,000	No																																													
					1001/673	HOMES BY BETTY	09/07/1995	99,000	Yes																																													
					993/72	A&W LAND DEVELOPMENT INC	06/20/1995	16,000	No																																													
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 84,588</td> <td>83,982</td> <td>11%</td> <td>9,238</td> <td>Assessed</td> <td>30,728</td> <td>3,010.11</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 195,364</td> <td>195,364</td> <td></td> <td>21,490</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 279,952</td> <td>279,346</td> <td></td> <td>30,728</td> <td>Total Taxable</td> <td>30,728</td> <td>3,010.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 84,588	83,982	11%	9,238	Assessed	30,728	3,010.11	Year Frozen	0	Improvements 195,364	195,364		21,490	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 279,952	279,346		30,728	Total Taxable	30,728	3,010.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660058625	STAPLES, RICK J	3	277,179	0	29,265	2,867.00																																															
2024	2024-660058625	STAPLES, RICK J	3	457,988	0	27,872	2,678.00																																															
2023	2023-660058625	STAPLES, RICK J	3	241,311	0	26,544	2,487.00																																															
2022	2022-660058625	STAPLES, RICK J	3	235,072	0	25,634	2,511.00																																															
2021	2021-660058625	STAPLES, RICK J	3	221,941	0	24,414	2,362.00																																															
2020	2020-660058625	STAPLES, RICK J	3	218,542	0	24,040	2,322.00																																															
2019	2019-660058625	STAPLES, RICK J	3	209,923	0	23,092	2,232.00																																															
2018	2018-660058625	STAPLES, RICK J	3	218,690	0	24,056	2,239.00																																															
2017	2017-660058625	STAPLES, RICK J	3	216,315	0	23,795	2,238.00																																															
2016	2016-660058625	STAPLES, RICK J	3	211,697	0	23,287	2,192.00																																															
2015	2015-660058625	STAPLES, RICK J	3	205,865	0	22,645	2,147.00																																															
2014	2014-660058625	STAPLES, RICK J	3	206,957	0	22,765	2,179.00																																															
2013	2013-660058625	STAPLES, RICK J	3	197,238	0	21,696	2,032.00																																															



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0908 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 47,517.00 x 1.78 = 84,588 Factor Value Adjustments 1.0000 Lot Value 84,588		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,756 / 1,756
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,756
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 27

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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	242,681	138.20	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	297,920 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	110.48	Total Misc Impr	+	16,901	
Roofing Adj	+ 4.83	Garage Cost	+	18,751	
Subfloor Adj	+ -2.31	Total RCN	=	271,781	
Heat/Cool Adj	+ 12.64	Depreciation (34%)	-	92,406	
Plumbing Adj	+ 8.83	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	179,375	
Adj Base Cost	= 134.47	Lot Value	+	84,588	
Total Area	x 1,756	Indicated Value	=	263,963	
Adjusted Cost	= 236,129	Value Per SqFt		150.32	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,375		
Lot Value	84,588		
Indicated Value	263,963	150.32	Per SqFt
Agland Value			
Site Improvements	15,989		
Total Value	279,952	159.43	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	79677	40x6		240	26.18		6,283
PRCH	SLAB PORCH - COVERED	79678	190		190	26.33		5,003



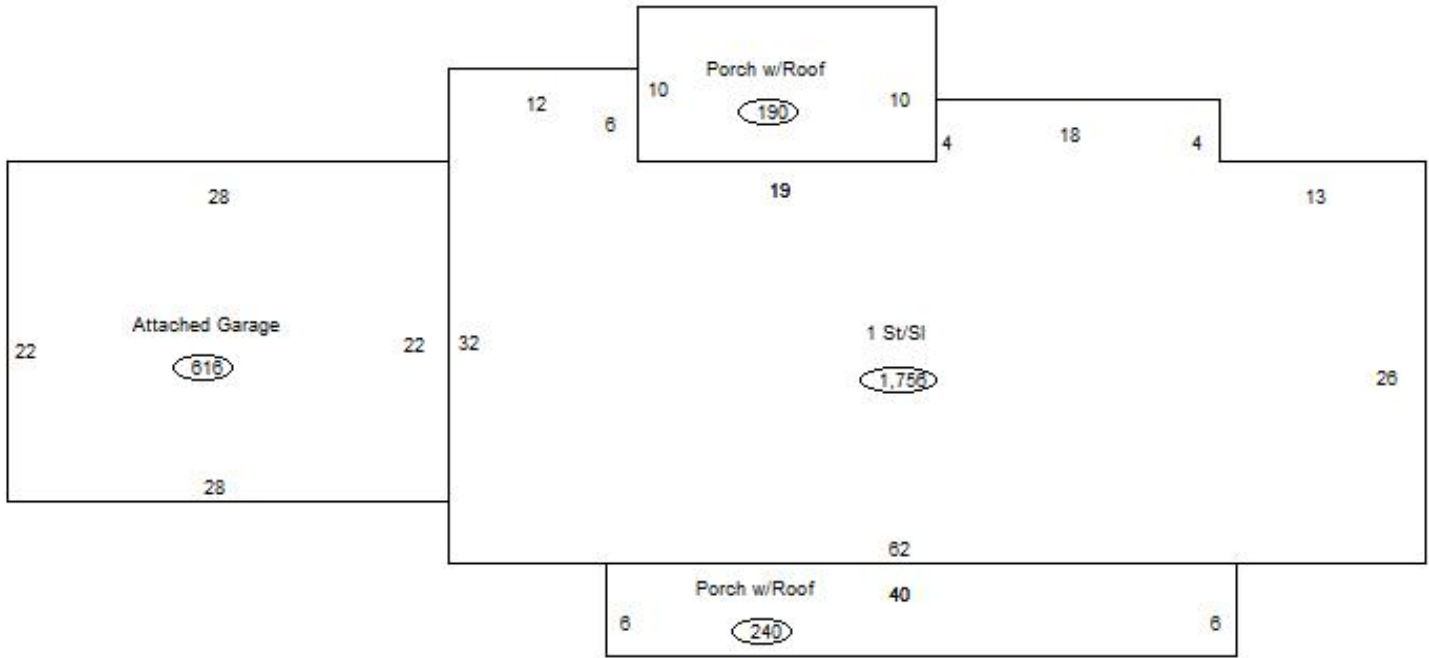
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,756	1.000	1,756
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	240	1.000	240
4	M	PRCH		13	SLBC	190	1.000	190
Total Building Area						1,756		1,756



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	26x30x0			780
	Qual 2	Cond 3	Year 2001	Eff Age 19		
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)
Base Cost (16.00 x 780)		12,480		12,480	5,741	6,739
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year 2001	Eff Age 19		
	Valuation Summary		Modifier Total		RCN	Depr (63% Phys/ % Func)
Base Cost (25,000.00 x 1)		25,000		25,000	15,750	9,250