



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 | 660068591 | | | <p>\\tsclient\C\TOMS PC PICS\2018-03-20 03-20-2018\03-20-2018 04 3/21/2018</p> | | | | | |
| Parcel ID | 000000-00-0-00157-002-0004 | | | | | | | | |
| Cadastral ID | 10-21-14-01680 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | RRP | VI Area 4 | | | | | | | |
| Tax Area | 3 - OWASSO RURAL/NO FIRE | | | | | | | | |
| Name ID | 282806 | | | | | | | | |
| LEPAGE, ED R & | | | | | | | | | |
| WILL M CUMMINGS | | | | | | | | | |
| 15020 E 115TH ST N | | | | | | | | | |
| OWASSO OK 74055-0000 | | | | | | | | | |
| Parcel Location | | | | Building Permits | | | | | |
| Situs | 15020 E 115TH ST N | | | Number | Description | Opened | Closed | Amount | |
| Subdivision | CHESTNUT FARMS | | | | | | | | |
| Lot/Block | 0004 / 0002 | Parcel Size 1 - Lots | | | | | | | |
| Sec/Twn/Rng | 10 / 21 / 14 / 5 | | | | | | | | |
| Neighborhood | 1018 - R-V04 SW OWASSO | | | | | | | | |
| School District | S021 - OWASSO SCHOOLS | | | | | | | | |
| Legal Description | | | | Sale History | | | | | |
| LOT 4 BLOCK 2 CHESTNUT FARMS | | | | Lat/Long: | 36.32091351 -95.80339771 | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| | | | | | 1486/95 | DAY, EUGENE L & SUSAN M | 06/03/2003 | 180,000 | YES |
| | | | | | 1200/12 | HOMES BY PETE, INC | 10/29/1999 | 150,500 | Yes |
| | | | | | 1177/705 | CHESTNUT FARMS LLC | 06/16/1999 | 32,000 | No |
| Parcel Valuation | | | | Assessment History | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax |
| Remove Cap | 2004 | Land Value | 96,904 | 81,923 | 11% | 9,012 | Assessed | 38,996 | 3,820.05 |
| Year Frozen | 0 | Improvements | 272,580 | 272,580 | | 29,984 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 |
| TIF Project ID | 0 | Total Value | 369,484 | 354,503 | | 38,996 | Total Taxable | 38,996 | 3,820.00 |
| Tax Year | Statement Number | Billed Owner | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | |
| 2025 | 2025-660068591 | LEPAGE, ED R & | | 3 | 358,970 | 0 | 37,138 | 3,638.00 | |
| 2024 | 2024-660068591 | LEPAGE, ED R & | | 3 | 368,561 | 0 | 35,370 | 3,398.00 | |
| 2023 | 2023-660068591 | LEPAGE, ED R & | | 3 | 327,637 | 0 | 33,686 | 3,157.00 | |
| 2022 | 2022-660068591 | LEPAGE, ED R & | | 3 | 291,652 | 0 | 32,082 | 3,143.00 | |
| 2021 | 2021-660068591 | LEPAGE, ED R & | | 3 | 282,334 | 0 | 31,057 | 3,004.00 | |
| 2020 | 2020-660068591 | LEPAGE, ED R & | | 3 | 277,933 | 0 | 30,572 | 2,953.00 | |
| 2019 | 2019-660068591 | LEPAGE, ED R & | | 3 | 267,310 | 0 | 29,404 | 2,842.00 | |
| 2018 | 2018-660068591 | LEPAGE, ED R & | | 3 | 274,061 | 0 | 30,147 | 2,806.00 | |
| 2017 | 2017-660068591 | LEPAGE, ED R & | | 3 | 271,519 | 0 | 29,867 | 2,809.00 | |
| 2016 | 2016-660068591 | LEPAGE, ED R & | | 3 | 265,422 | 0 | 29,196 | 2,749.00 | |
| 2015 | 2015-660068591 | LEPAGE, ED R & | | 3 | 257,806 | 0 | 28,358 | 2,689.00 | |
| 2014 | 2014-660068591 | LEPAGE, ED R & | | 3 | 259,911 | 0 | 28,444 | 2,723.00 | |
| 2013 | 2013-660068591 | LEPAGE, ED R & | | 3 | 246,275 | 0 | 27,090 | 2,538.00 | |



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| Lot Data | Square-Foot - NBHD 1018 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | 1 | |
| Units Buildable | 1 | |
| Non-Ag Acres | 2.073 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY 0 SIZE 0 | |
| Method | Square-Foot | |
| Base Lot Value | 90,301.00 x 1.07 = 96,904 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 96,904 | |

| Residential Data | |
|------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3.5 - Average |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 2,457 / 2,457 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,457 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1999 / 20 |



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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 | 274,103 | 111.56 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 2 | | |
| Indicated Value | 383,190 | | Per SqFt |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 256,653 | | |
| Lot Value | 96,904 | | |
| Indicated Value | 353,557 | 143.90 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 15,927 | | |
| Total Value | 369,484 | 150.38 | Total Value Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | |
|---------------|-----------|---------------------|---|------------------|--|
| Base Cost | 108.94 | Total Misc Impr | + | 7,959 | |
| Roofing Adj | + 5.18 | Garage Cost | + | | |
| Subfloor Adj | + -3.39 | Total RCN | = | 333,315 | |
| Heat/Cool Adj | + 14.47 | Depreciation (23%) | - | 76,662 | |
| Plumbing Adj | + 7.22 | Lump Sums | + | 0 | |
| Basement Adj | + 0.00 | RCNLD | = | 256,653 | |
| Adj Base Cost | = 132.42 | Lot Value | + | 96,904 | |
| Total Area | x 2,457 | Indicated Value | = | 353,557 | |
| Adjusted Cost | = 325,356 | Value Per SqFt | | 143.90 | |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PATO | SLAB PORCH - OPEN | 83072 | 41x9 | | 369 | 9.79 | | 3,613 |
| PRCH | SLAB PORCH - COVERED | 83073 | 125 | | 125 | 29.11 | | 3,639 |
| PRCH | SLAB PORCH - COVERED | 83074 | 6x4 | | 24 | 29.45 | | 707 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|----------------|-----------------------------|-----------------------|------------|--------------------------------|--------------|
|  | STF Qual 2 | STG FAIR Cond 3 | 12x14x0 Year 2018 | | Eff Age 6 | 168 |
| | | Valuation Summary | Modifier Total | RCN | Depr (28% Phys/ % Func) | RCNLD |
| | | Base Cost (4.68 x 168) | 786 | | 786 220 | 566 |
|  | GRDT Qual 3 | GARAGE - DETACHED Cond 3 | 22x26x0 Year 2003 | | Eff Age | 572 |
| | | Valuation Summary | Modifier Total | RCN | Depr (5% Phys/ % Func) | RCNLD |
| | | Base Cost (28.27 x 572) | 16,170 | | 16,170 809 | 15,361 |