



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 13:26:59  
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Assessment Data					Primary Image				
<b>Account</b> 660087100 <b>Parcel ID</b> 000000-00-0-00277-001-0018 <b>Cadastral ID</b> 26-21-14-06980 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 325261 CARPENTER, DOUGLAS J  PO BOX 1831 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16553 E 78TH ST N <b>Subdivision</b> EAGLES LANDING <b>Lot/Block</b> 0018 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1104 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					No Image On File				
<b>Legal Description</b> Lat/Long: 36.26903020 -95.78846709					<b>Building Permits</b>				
EAGLE'S LANDING LOT 18 BLOCK 1					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	OGDEN, WAYNE &	07/26/2018	75,000	YES
					2334/938	EAGLE'S LANDING LLC	06/17/2013	50,000	YES
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>
<b>Remove Cap</b>	2019		<b>Land Value</b> 89,594	86,821	11%	9,550	<b>Assessed</b>	9,550	935.52
<b>Year Frozen</b>	0		<b>Improvements</b> 0	0		0	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0		<b>Total Value</b> 89,594	86,821		9,550	<b>Total Taxable</b>	9,550	936.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660087100	CARPENTER, DOUGLAS J			3	89,594	0	9,096	891.00
2024	2024-660087100	CARPENTER, DOUGLAS J			3	89,594	0	8,663	832.00
2023	2023-660087100	CARPENTER, DOUGLAS J			3	75,000	0	8,250	773.00
2022	2022-660087100	CARPENTER, DOUGLAS J			3	75,000	0	8,250	808.00
2021	2021-660087100	CARPENTER, DOUGLAS J			3	75,000	0	8,250	798.00
2020	2020-660087100	CARPENTER, DOUGLAS J			3	75,000	0	8,250	797.00
2019	2019-660087100	CARPENTER, DOUGLAS J			3	75,000	0	8,250	798.00
2018	2018-660087100	CARPENTER, DOUGLAS J			3	50,000	0	5,500	512.00
2017	2017-660087100	OGDEN, WAYNE &			3	50,000	0	5,500	517.00
2016	2016-660087100	OGDEN, WAYNE &			3	50,000	0	5,500	518.00
2015	2015-660087100	OGDEN, WAYNE &			3	50,000	0	5,500	522.00
2014	2014-660087100	OGDEN, WAYNE &			3	50,000	0	5,500	526.00
2013	2013-660087100	OGDEN, WAYNE &			3	10,845	0	1,193	112.00



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Lot Data		Square-Foot - NBHD 1104 #1		Primary Image				
Lot Size	125 x 305							
Lot Count								
Units Buildable	1							
Non-Ag Acres								
Topography	LEVEL							
Street Access	PAVED							
Utilities	WATER/ELEC							
Amenities	LAND QUALILTY					0		
						0		
Method	Square-Foot							
Base Lot Value	38,125.00 x 2.35 = 89,594							
Factor Value								
Adjustments	1.0000							
Lot Value	89,594							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/	<b>GRM Approach</b>						
Style		GRM Code						
HVAC		Gross Rent 0.00						
Roof Cover		Indicated Value						
Area on Slab		<b>Multiple Regression</b>						
Fixture/RghIn	/	MRA Code						
Bed/F/H Bath	/ /	Adusted R						
Basement Area		Indicated Value						
Garage Type		<b>Direct Comparables</b>						
Remodel		Selection Model A Adam Test						
Year/Eff Age	/	Adjustment Model 1 2022 Residential						
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	89,594				
Total Area	x	Indicated Value	=	89,594				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Value Reconciliation</b>								
Selected Approach Cost Approach								
Improvements								
Lot Value	89,594							
Indicated Value	89,594	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	89,594	0.00	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value