



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 660090370 Parcel ID 000000-00-0-00856-004-0007 Cadastral ID 22-22-14-09440 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 331337 RIPPETOE, DOUGLAS GENE & DIANE LYNNE-TRUSTEES RIPPETOE FAMILY TRUST 14783 E 148TH ST N COLLINSVILLE OK 74021-0000																													
Parcel Location Situs 14783 E 148TH ST N Subdivision TYLER CROSSING Lot/Block 0007 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 22 / 14 / 5 Neighborhood 1096 - R-V02-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS																													
Legal Description Lot/Long: 36.36792636 -95.80929954					Building Permits																								
LOT 7 BLOCK 4 TYLER CROSSING					<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>R21 000428</td> <td>R23- NEW 16X22 ADD ON/REMODEL</td> <td>11/2021</td> <td>04/2024</td> <td>67,257</td> </tr> <tr> <td>R2011 08 4</td> <td>R12-NEW 2200 SQ FT SFR</td> <td>08/2011</td> <td>01/2012</td> <td>215,000</td> </tr> <tr> <td>R12</td> <td>R12 SFR MTG \$196,800</td> <td>08/2011</td> <td>01/2012</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000428	R23- NEW 16X22 ADD ON/REMODEL	11/2021	04/2024	67,257	R2011 08 4	R12-NEW 2200 SQ FT SFR	08/2011	01/2012	215,000	R12	R12 SFR MTG \$196,800	08/2011	01/2012	
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Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
H	Homestead	Yes	1,000	1,000	/	SAVAGE, WILLIAM & RACHEL-ELIZAB	07/07/2020	289,000	YES																				
H	Homestead	No	1,000		2501/375	MCNEAL, DUSTIN &	09/15/2015	260,000	YES																				
					2223/429	HAYES CUSTOM HOMES LLC	02/02/2012	217,500	YES																				
					2185/351	TYLER CROSSING DEV LLC	07/29/2011	42,000	YES																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.120	Current Tax																				
Remove Cap	2021		Land Value 45,361	45,361	11%	4,990	Assessed	40,501	4,135.96																				
Year Frozen	0		Improvements 337,689	322,828		35,511	Penalty	0																					
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-102.00																				
TIF Project ID	0		Total Value 383,050	368,189		40,501	Total Taxable	39,501	4,034.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660090370	RIPPETOE, DOUGLAS GENE &			27	369,971	1000	38,322	3,913.00																				
2024	2024-660090370	RIPPETOE, DOUGLAS GENE &			27	392,368	1000	37,176	3,725.00																				
2023	2023-660090370	RIPPETOE, DOUGLAS GENE &			27	312,816	1000	32,988	3,244.00																				
2022	2022-660090370	RIPPETOE, DOUGLAS GENE &			27	315,370	1000	31,998	3,126.00																				
2021	2021-660090370	RIPPETOE, DOUGLAS GENE &			27	291,242	1000	31,037	3,079.00																				
2020	2020-660090370	RIPPETOE, DOUGLAS GENE &			27	285,637	1000	30,086	2,992.00																				
2019	2019-660090370	SAVAGE, WILLIAM & RACHEL ELIZABETH			27	274,369	1000	29,181	2,870.00																				
2018	2018-660090370	SAVAGE, WILLIAM & RACHEL ELIZABETH			27	274,106	1000	29,152	2,899.00																				
2017	2017-660090370	SAVAGE, WILLIAM & RACHEL ELIZABETH			27	271,936	1000	28,913	2,829.00																				
2016	2016-660090370	SAVAGE, WILLIAM & RACHEL ELIZABETH			27	265,165	1000	28,168	2,687.00																				
2015	2015-660090370	SAVAGE, WILLIAM & RACHEL ELIZABETH			27	218,149	1000	22,996	2,220.00																				
2014	2014-660090370	MCNEAL, DUSTIN &			27	219,814	1000	23,180	2,170.00																				
2013	2013-660090370	MCNEAL, DUSTIN &			27	223,857	1000	23,624	2,206.00																				



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Lot Data	Square-Foot - NBHD 1096 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.5481	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	23,874.00 x 1.90 = 45,361	
Factor Value		
Adjustments	1.0000	
Lot Value	45,361	

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	2,364 / 2,364
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,364
Fixture/RghIn	22 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	984 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

16X22 ADDITION	4/5/2023
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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	355,169	150.24	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	332,820 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.48	Total Misc Impr	+	10,929			
Roofing Adj	+ 5.20	Garage Cost	+	36,615			
Subfloor Adj	+ -3.40	Total RCN	=	379,426			
Heat/Cool Adj	+ 14.47	Depreciation (11%)	-	41,737			
Plumbing Adj	+ 14.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	337,689			
Adj Base Cost	= 140.39	Lot Value	+	45,361			
Total Area	x 2,364	Indicated Value	=	383,050			
Adjusted Cost	= 331,882	Value Per SqFt		162.03			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	337,689		
Lot Value	45,361		
Indicated Value	383,050	162.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	383,050	162.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	110398	7x5		35	29.42		1,030
PRCH	SLAB PORCH - COVERED	110399	178		178	28.89		5,142
PATO	SLAB PORCH - OPEN	110400	19x14		266	10.64		2,830
PATO	SLAB PORCH - OPEN	147330	26x6		156	12.35		1,927



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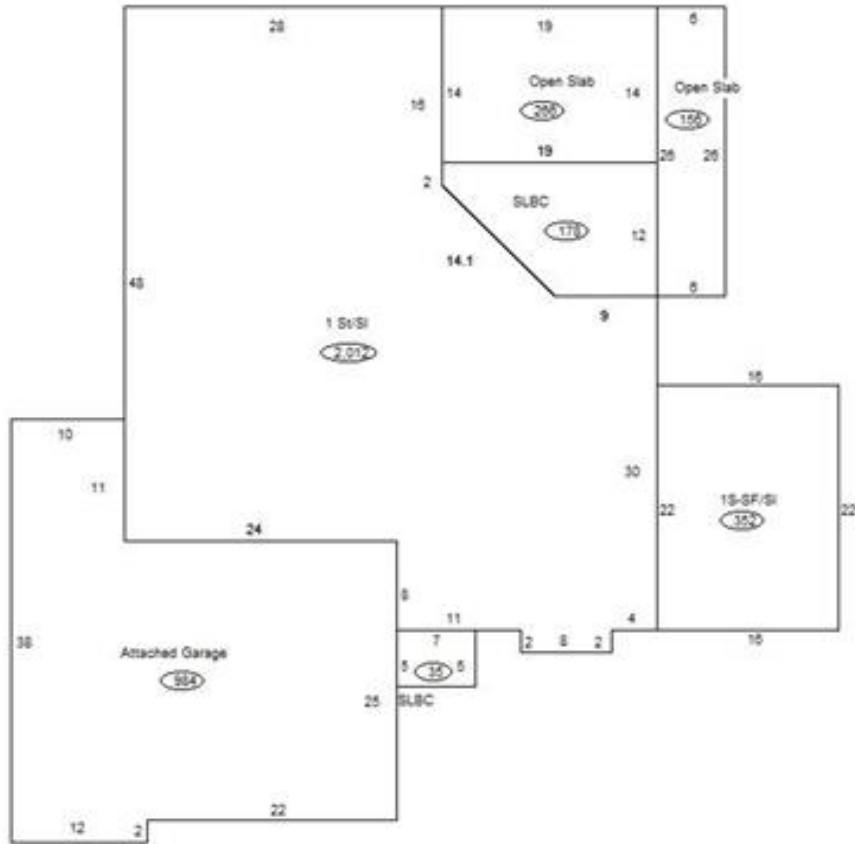
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Sketch Image

660090370



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,012	1.000	2,012
2	G	1		13	Attached Garage	984	1.000	984
3	M	PRCH		13	SLBC	35	1.000	35
4	M	PRCH		13	SLBC	178	1.000	178
5	M	PATO		13	Open Slab	266	1.000	266
6	M	PATO		13	Open Slab	156	1.000	156
7	R	1	Slab	13	1S-SF/SI	352	1.000	352
Total Building Area						2,364		2,364