



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 660091443 Parcel ID 000000-00-0-00808-002-0007 Cadastral ID 36-21-14-01580 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 310063 HALPIN, JOHN & PATRICIA Q 6958 HIDDEN ACRES TRAIL OWASSO OK 74055-0000 Parcel Location Situs 06958 N HIDDEN ACRE TRL Subdivision TANGLEWOOD AT STONE CANYON Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																												
Legal Description Lot/Long: 36.25199340 -95.76601735																																												
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>R2013 01 3</td> <td>R14-NEW 3886 SQ FT SFR</td> <td>01/2013</td> <td>07/2013</td> <td>330,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2013 01 3	R14-NEW 3886 SQ FT SFR	01/2013	07/2013	330,000																									
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Parcel Valuation																																												
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																			
Remove Cap	2014	Land Value	226,073	194,055	11%	21,346	Assessed	72,131	7,828.95																																			
Year Frozen	0	Improvements	461,680	461,680		50,785	Penalty	0																																				
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00																																			
TIF Project ID	0	Total Value	687,753	655,735		72,131	Total Taxable	71,131	7,731.00																																			
Assessment History																																												
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																			
2025	2025-660091443	HALPIN, JOHN & PATRICIA Q			7	674,352	1000	69,030	7,503.00																																			
2024	2024-660091443	HALPIN, JOHN & PATRICIA Q			7	703,169	1000	66,991	7,407.00																																			
2023	2023-660091443	HALPIN, JOHN & PATRICIA Q			7	630,331	1000	65,010	7,035.00																																			
2022	2022-660091443	HALPIN, JOHN & PATRICIA Q			7	621,700	1000	63,088	7,096.00																																			
2021	2021-660091443	HALPIN, JOHN & PATRICIA Q			7	565,645	1000	61,221	6,812.00																																			
2020	2020-660091443	HALPIN, JOHN & PATRICIA Q			7	556,586	1000	59,502	6,612.00																																			
2019	2019-660091443	HALPIN, JOHN & PATRICIA Q			7	533,995	1000	57,739	6,421.00																																			
2018	2018-660091443	HALPIN, JOHN & PATRICIA Q			7	547,738	1000	59,251	6,375.00																																			
2017	2017-660091443	HALPIN, JOHN & PATRICIA Q			7	543,325	1000	58,766	6,381.00																																			
2016	2016-660091443	HALPIN, JOHN & PATRICIA Q			7	529,624	1000	57,208	6,217.00																																			
2015	2015-660091443	HALPIN, JOHN & PATRICIA Q			7	513,753	1000	55,513	6,071.00																																			
2014	2014-660091443	HALPIN, JOHN & PATRICIA Q			7	514,432	1000	55,588	6,129.00																																			
2013	2013-660091443	HALPIN, JOHN & PATRICIA Q			7	87,000	0	9,570	1,034.00																																			



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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1231		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	48,920.00 x 3.98 = 194,516		
Factor Value			
Adjustments	1.1622		
Lot Value	226,073		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-16\ 6/16/2022

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	3.5 - Average
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,833 / 3,886
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,833
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	798 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	AO3 Residential
Adjusted R	0.8747
Indicated Value	600,605 154.56 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	814,430 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	461,680
Lot Value	226,073
Indicated Value	687,753 176.98 Per SqFt
Agland Value	
Site Improvements	
Total Value	687,753 176.98 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.92	Total Misc Impr	+ 26,018
Roofing Adj	+ 3.69	Garage Cost	+ 29,694
Subfloor Adj	+ -2.35	Total RCN	= 512,978
Heat/Cool Adj	+ 14.47	Depreciation (10%)	- 51,298
Plumbing Adj	+ 6.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 461,680
Adj Base Cost	= 117.67	Lot Value	+ 226,073
Total Area	x 3,886	Indicated Value	= 687,753
Adjusted Cost	= 457,266	Value Per SqFt	176.98

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	118094	20x11		220	28.73		6,321
PRCH	SLAB PORCH - COVERED	118095	93		93	29.23		2,718
PRCH	SLAB PORCH - COVERED	118096	18x11		198	28.81		5,704
PATO	Slab Porch - Open	153961	50x10		500	9.69		4,845



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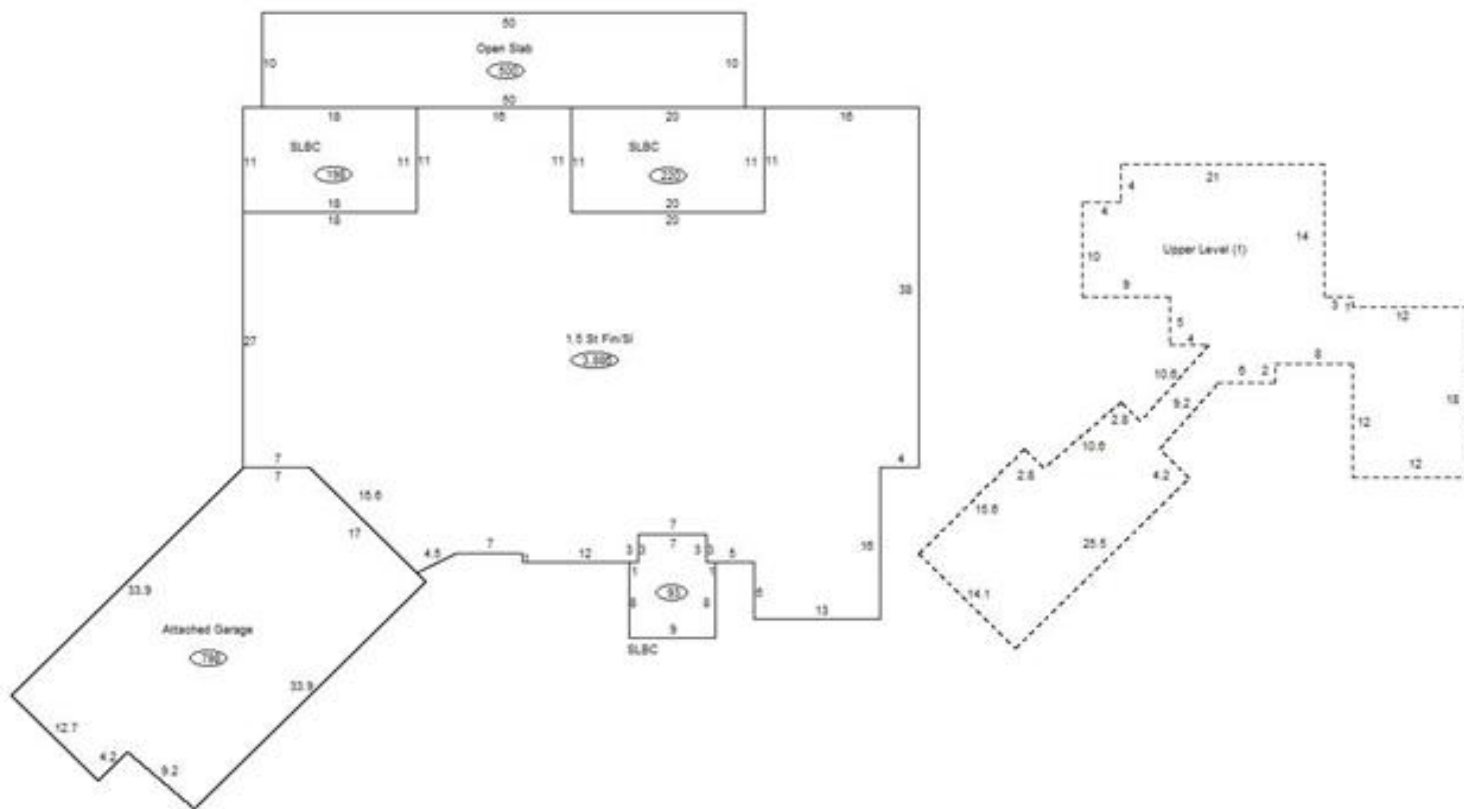
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,833	1.372	3,886
2	U	^UL		13	Upper Level (1)	1,053	1.000	1,053
3	G	1		13	Attached Garage	798	1.000	798
4	M	PRCH		13	SLBC	220	1.000	220
5	M	PRCH		13	SLBC	93	1.000	93
6	M	PRCH		13	SLBC	198	1.000	198
7	M	PATO		13	Open Slab	500	1.000	500
Total Building Area						2,833		3,886