



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:39:22
Page 1

Assessment Data					Primary Image																																																																																																												
Account 660095936 Parcel ID 000000-00-0-00673-003-0013 Cadastral ID 31-21-15-04960 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 343985 KUIPER, MARK & TAMMY 19562 E 70TH ST N OWASSO OK 74055-0000 Parcel Location Situs 19562 E 70TH ST N Subdivision RIDGE, THE Lot/Block 0013 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1074 - R-V01,3,4-SW OWASSO CATOOSA School District S021 - OWASSO SCHOOLS																																																																																																																	
Legal Description Lat/Long: 36.25533222 -95.75487000																																																																																																																	
Legal Description RIDGE, THE BLOCK 3 LOT 13					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>P20 000004</td> <td>R21- NEW POOL</td> <td>02/2020</td> <td>06/2020</td> <td>70,000</td> </tr> <tr> <td>R2013 10 12</td> <td>R15-NEW 2946 SQ FT SFR</td> <td>10/2013</td> <td>06/2014</td> <td>240,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P20 000004	R21- NEW POOL	02/2020	06/2020	70,000	R2013 10 12	R15-NEW 2946 SQ FT SFR	10/2013	06/2014	240,000																																																																																									
Number	Description	Opened	Closed	Amount																																																																																																													
P20 000004	R21- NEW POOL	02/2020	06/2020	70,000																																																																																																													
R2013 10 12	R15-NEW 2946 SQ FT SFR	10/2013	06/2014	240,000																																																																																																													
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>EDWARDS, CODY & TAWANNA</td> <td>03/21/2024</td> <td>570,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>NATIONAL RES NOMINEE SERV</td> <td>04/26/2019</td> <td>385,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>NEIDEL, HOLLY & COREY</td> <td>04/17/2019</td> <td>385,000</td> <td>7</td> </tr> <tr> <td>2400/163</td> <td>EXECUTIVE HOMES LLC</td> <td>05/05/2014</td> <td>360,000</td> <td>YES</td> </tr> <tr> <td>2372/279</td> <td>KNEES SHALL BOW LLC</td> <td>11/06/2013</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	EDWARDS, CODY & TAWANNA	03/21/2024	570,000	YES	/	NATIONAL RES NOMINEE SERV	04/26/2019	385,000	YES	/	NEIDEL, HOLLY & COREY	04/17/2019	385,000	7	2400/163	EXECUTIVE HOMES LLC	05/05/2014	360,000	YES	2372/279	KNEES SHALL BOW LLC	11/06/2013	0	4																																																																
Code	Type	Active	Maximum	Exemption																																																																																																													
H	Homestead	No	1,000																																																																																																														
Bk/Pg	Grantor	Date	Price	Code																																																																																																													
/	EDWARDS, CODY & TAWANNA	03/21/2024	570,000	YES																																																																																																													
/	NATIONAL RES NOMINEE SERV	04/26/2019	385,000	YES																																																																																																													
/	NEIDEL, HOLLY & COREY	04/17/2019	385,000	7																																																																																																													
2400/163	EXECUTIVE HOMES LLC	05/05/2014	360,000	YES																																																																																																													
2372/279	KNEES SHALL BOW LLC	11/06/2013	0	4																																																																																																													
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>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value 140,096</td> <td>140,096</td> <td>11%</td> <td>15,411</td> <td>Assessed</td> <td>64,522</td> <td>7,003.09</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 446,460</td> <td>446,460</td> <td></td> <td>49,111</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 586,556</td> <td>586,556</td> <td></td> <td>64,522</td> <td>Total Taxable</td> <td>64,522</td> <td>7,003.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2025	Land Value 140,096	140,096	11%	15,411	Assessed	64,522	7,003.09	Year Frozen	0	Improvements 446,460	446,460		49,111	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 586,556	586,556		64,522	Total Taxable	64,522	7,003.00																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																																																																									
Remove Cap	2025	Land Value 140,096	140,096	11%	15,411	Assessed	64,522	7,003.09																																																																																																									
Year Frozen	0	Improvements 446,460	446,460		49,111	Penalty	0																																																																																																										
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																									
TIF Project ID	0	Total Value 586,556	586,556		64,522	Total Taxable	64,522	7,003.00																																																																																																									
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660095936</td><td>KUIPER, MARK & TAMMY</td><td>7</td><td>570,000</td><td>0</td><td>62,700</td><td>6,805.00</td></tr> <tr><td>2024</td><td>2024-660095936</td><td>KUIPER, MARK & TAMMY</td><td>7</td><td>500,153</td><td>0</td><td>52,364</td><td>5,779.00</td></tr> <tr><td>2023</td><td>2023-660095936</td><td>EDWARDS, CODY & TAWANNA</td><td>7</td><td>484,885</td><td>0</td><td>49,871</td><td>5,385.00</td></tr> <tr><td>2022</td><td>2022-660095936</td><td>EDWARDS, CODY & TAWANNA</td><td>7</td><td>461,216</td><td>0</td><td>47,496</td><td>5,331.00</td></tr> <tr><td>2021</td><td>2021-660095936</td><td>EDWARDS, CODY & TAWANNA</td><td>7</td><td>411,222</td><td>0</td><td>45,234</td><td>5,022.00</td></tr> <tr><td>2020</td><td>2020-660095936</td><td>EDWARDS, CODY & TAWANNA</td><td>7</td><td>387,406</td><td>0</td><td>42,615</td><td>4,726.00</td></tr> <tr><td>2019</td><td>2019-660095936</td><td>EDWARDS, CODY & TAWANNA</td><td>7</td><td>378,814</td><td>1000</td><td>40,670</td><td>4,527.00</td></tr> <tr><td>2018</td><td>2018-660095936</td><td>NEIDEL, HOLLY & COREY</td><td>7</td><td>384,702</td><td>1000</td><td>41,317</td><td>4,450.00</td></tr> <tr><td>2017</td><td>2017-660095936</td><td>NEIDEL, HOLLY & COREY</td><td>7</td><td>381,542</td><td>1000</td><td>40,970</td><td>4,453.00</td></tr> <tr><td>2016</td><td>2016-660095936</td><td>NEIDEL, HOLLY & COREY</td><td>7</td><td>371,966</td><td>1000</td><td>39,916</td><td>4,342.00</td></tr> <tr><td>2015</td><td>2015-660095936</td><td>NEIDEL, HOLLY & COREY</td><td>7</td><td>363,665</td><td>1000</td><td>39,003</td><td>4,270.00</td></tr> <tr><td>2014</td><td>2014-660095936</td><td>NEIDEL, HOLLY & COREY</td><td>7</td><td>9,770</td><td>0</td><td>1,075</td><td>118.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660095936	KUIPER, MARK & TAMMY	7	570,000	0	62,700	6,805.00	2024	2024-660095936	KUIPER, MARK & TAMMY	7	500,153	0	52,364	5,779.00	2023	2023-660095936	EDWARDS, CODY & TAWANNA	7	484,885	0	49,871	5,385.00	2022	2022-660095936	EDWARDS, CODY & TAWANNA	7	461,216	0	47,496	5,331.00	2021	2021-660095936	EDWARDS, CODY & TAWANNA	7	411,222	0	45,234	5,022.00	2020	2020-660095936	EDWARDS, CODY & TAWANNA	7	387,406	0	42,615	4,726.00	2019	2019-660095936	EDWARDS, CODY & TAWANNA	7	378,814	1000	40,670	4,527.00	2018	2018-660095936	NEIDEL, HOLLY & COREY	7	384,702	1000	41,317	4,450.00	2017	2017-660095936	NEIDEL, HOLLY & COREY	7	381,542	1000	40,970	4,453.00	2016	2016-660095936	NEIDEL, HOLLY & COREY	7	371,966	1000	39,916	4,342.00	2015	2015-660095936	NEIDEL, HOLLY & COREY	7	363,665	1000	39,003	4,270.00	2014	2014-660095936	NEIDEL, HOLLY & COREY	7	9,770	0	1,075	118.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																										
2025	2025-660095936	KUIPER, MARK & TAMMY	7	570,000	0	62,700	6,805.00																																																																																																										
2024	2024-660095936	KUIPER, MARK & TAMMY	7	500,153	0	52,364	5,779.00																																																																																																										
2023	2023-660095936	EDWARDS, CODY & TAWANNA	7	484,885	0	49,871	5,385.00																																																																																																										
2022	2022-660095936	EDWARDS, CODY & TAWANNA	7	461,216	0	47,496	5,331.00																																																																																																										
2021	2021-660095936	EDWARDS, CODY & TAWANNA	7	411,222	0	45,234	5,022.00																																																																																																										
2020	2020-660095936	EDWARDS, CODY & TAWANNA	7	387,406	0	42,615	4,726.00																																																																																																										
2019	2019-660095936	EDWARDS, CODY & TAWANNA	7	378,814	1000	40,670	4,527.00																																																																																																										
2018	2018-660095936	NEIDEL, HOLLY & COREY	7	384,702	1000	41,317	4,450.00																																																																																																										
2017	2017-660095936	NEIDEL, HOLLY & COREY	7	381,542	1000	40,970	4,453.00																																																																																																										
2016	2016-660095936	NEIDEL, HOLLY & COREY	7	371,966	1000	39,916	4,342.00																																																																																																										
2015	2015-660095936	NEIDEL, HOLLY & COREY	7	363,665	1000	39,003	4,270.00																																																																																																										
2014	2014-660095936	NEIDEL, HOLLY & COREY	7	9,770	0	1,075	118.00																																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:39:23
 Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4936		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	21,501.00 x 3.00 = 64,503		
Factor Value			
Adjustments	2.1719		
Lot Value	140,096		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0036. 6/29/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,427 / 2,976
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,427
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	722 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	492,608	165.53 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	541,670	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	416,460		
Lot Value	140,096		
Indicated Value	556,556	187.01	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	586,556	197.10	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.58	Total Misc Impr	+ 25,608
Roofing Adj	+ 5.07	Garage Cost	+ 34,952
Subfloor Adj	+ -3.76	Total RCN	= 457,648
Heat/Cool Adj	+ 17.38	Depreciation (9%)	- 41,188
Plumbing Adj	+ 7.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 416,460
Adj Base Cost	= 133.43	Lot Value	+ 140,096
Total Area	x 2,976	Indicated Value	= 556,556
Adjusted Cost	= 397,088	Value Per SqFt	187.01

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	119741		40	40	36.54		1,462
PRCH	SLAB PORCH - COVERED	119742		444	444	34.73		15,420
PATO	SLAB PORCH - OPEN	140109		11x6	66	15.22		1,005



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

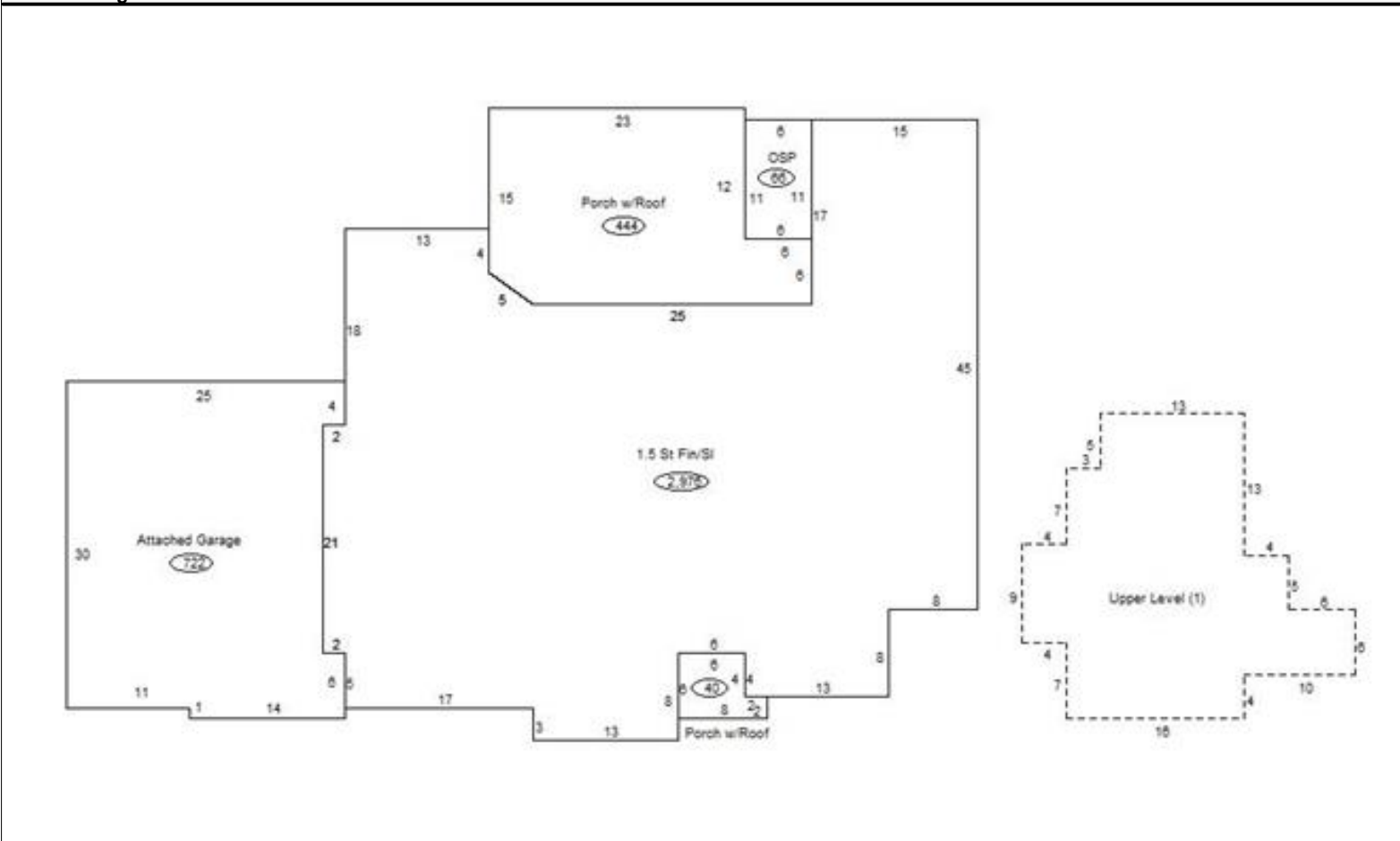
Date 04/18/2026

Time 08:39:23

Page 3

Sketch Image

660095936



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/Sl	2,427	1.226	2,976
2	U	^UL		13	Upper Level (1)	549	1.000	549
3	G	1		13	Attached Garage	722	1.000	722
4	M	PRCH		13	SLBC	40	1.000	40
5	M	PRCH		13	SLBC	444	1.000	444
6	M	PATO		13	Open Slab	66	1.000	66
Total Building Area						2,427		2,976



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:39:23
Page 4

660095936

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2020	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000