



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660096846								
Parcel ID	000000-00-0-21650-002-0008								
Cadastral ID	22-21-14-09630								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	341039								
JEPSON JOINT REVOCABLE TRUST									
15516 E 87TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	15516 E 87TH ST N								
Subdivision	PARK PLACE AT PRESTON LAKES								
Lot/Block	0008 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	22 / 21 / 14 / 5								
Neighborhood	1059 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.27888268 -95.79820206									
Building Permits									
LOT 8 BLOCK 2 PARK PLACE AT PRESTON LAKES									
Number	Description	Opened	Closed	Amount					
14-0330X	R16-NEW 2020 SQ FT SFR	05/2015	08/2015	143,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	JOHNSON, VERONICA NELSON	03/06/2023	325,000	YES					
2478/892	SIMMONS HOMES RESIDENTIAL	06/10/2015	227,000	YES					
2421/745	K & S DEVELOPMENTS INC	03/24/2014	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2024	Land Value	56,371	56,371	11%	6,201	Assessed	34,579 3,387.36	
Year Frozen		Improvements	259,156	257,986		28,378	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	315,527	314,357		34,579	Total Taxable	33,579 3,289.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096846	JEPSON JOINT REVOCABLE TRUST	40	305,201	1000	32,572	3,191.00		
2024	2024-660096846	JEPSON JOINT REVOCABLE TRUST	40	325,116	1000	34,763	3,340.00		
2023	2023-660096846	JEPSON JOINT REVOCABLE TRUST	40	283,601	1000	28,099	2,633.00		
2022	2022-660096846	JOHNSON, VERONICA NELSON	40	276,076	1000	27,252	2,670.00		
2021	2021-660096846	JOHNSON, VERONICA NELSON	40	250,180	1000	26,429	2,557.00		
2020	2020-660096846	JOHNSON, VERONICA NELSON	40	246,376	1000	25,630	2,479.00		
2019	2019-660096846	JOHNSON, VERONICA NELSON	40	235,039	1000	24,854	2,407.00		
2018	2018-660096846	JOHNSON, VERONICA NELSON	40	237,309	1000	25,104	2,341.00		
2017	2017-660096846	JOHNSON, VERONICA NELSON	40	235,518	1000	24,907	2,344.00		
2016	2016-660096846	JOHNSON, VERONICA NELSON	40	230,068	1000	24,307	2,297.00		
2015	2015-660096846	JOHNSON, VERONICA NELSON	40	50,000	0	900	86.00		



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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	9,177.00 x 5.30 = 48,638	
Factor Value		
Adjustments	1.1590	
Lot Value	56,371	

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	1,910 / 1,910
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,910
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

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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	288,846	151.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	326,210		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.72	Total Misc Impr	+	5,263			
Roofing Adj	+ 5.44	Garage Cost	+	22,844			
Subfloor Adj	+ -3.46	Total RCN	=	294,495			
Heat/Cool Adj	+ 14.47	Depreciation (12%)	-	35,339			
Plumbing Adj	+ 9.30	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	259,156			
Adj Base Cost	= 139.47	Lot Value	+	56,371			
Total Area	x 1,910	Indicated Value	=	315,527			
Adjusted Cost	= 266,388	Value Per SqFt		165.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	259,156		
Lot Value	56,371		
Indicated Value	315,527	165.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	315,527	165.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123704	16x5		80	29.27		2,342
PRCH	SLAB PORCH - COVERED	123705	10x10		100	29.21		2,921



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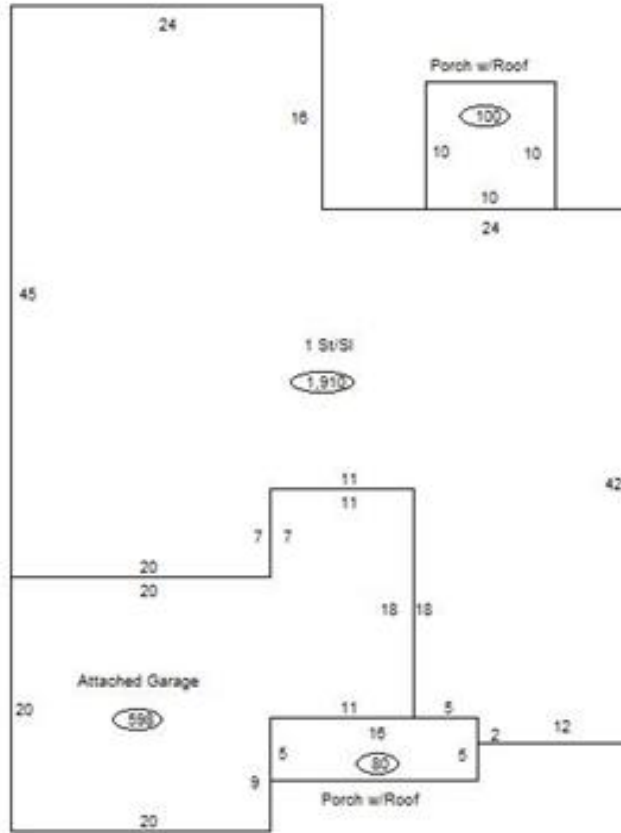
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,910	1.000	1,910
2	G	1		13	Attached Garage	598	1.000	598
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	100	1.000	100
Total Building Area						1,910		1,910