



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	660105539				<p>\\tsclient\T\ROB STUFF\2023-9-18\IMG_0009.JPG 9/18/2023</p>				
Parcel ID	000000-0003-012-0-000-00								
Cadastral ID	27-21-14-07680								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	342716								
KEPKA, MARC									
7915 N 146TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07915 N 146TH E AVE								
Subdivision	PRESLEY HOLLOW								
Lot/Block	0012 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	27 / 21 / 14 / 5								
Neighborhood	1087 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.26884837 -95.81014189									
LOT 12 BLOCK 3 PRESLEY HOLLOW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R22 522	R24 NEW SFR 2096 SQ FT	09/2023	09/2023	139,920					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	EXECUTIVE HOMES LLC	09/22/2023	415,500	YES					
/	BLUE CHIP LAND CO LLC	06/24/2022	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2024	Land Value	99,501	99,501	11%	10,945	Assessed	44,783 4,386.94	
Year Frozen		Improvements	308,503	307,617		33,838	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	408,004	407,118		44,783	Total Taxable	43,783 4,289.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105539	KEPKA, MARC	40	395,261	1000	42,479	4,161.00		
2024	2024-660105539	KEPKA, MARC	40	415,609	1000	44,717	4,296.00		
2023	2023-660105539	KEPKA, MARC	40	3,394	0	373	35.00		
2022	2022-660105539	EXECUTIVE HOMES LLC	40	3,394	0	373	37.00		



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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1403		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,111.00 x 6.00 = 36,666		
Factor Value			
Adjustments	2.7137		
Lot Value	99,501		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,101 / 2,101
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,101
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	308,503		
Lot Value	99,501		
Indicated Value	408,004	194.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	408,004	194.20	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.81	Total Misc Impr	+ 7,240
Roofing Adj	+ 5.31	Garage Cost	+ 21,991
Subfloor Adj	+ -3.40	Total RCN	= 314,799
Heat/Cool Adj	+ 14.47	Depreciation (2%)	- 6,296
Plumbing Adj	+ 7.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 308,503
Adj Base Cost	= 135.92	Lot Value	+ 99,501
Total Area	x 2,101	Indicated Value	= 408,004
Adjusted Cost	= 285,568	Value Per SqFt	194.20

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158161	18x12		216	28.75		6,210
PRCH	Slab Porch - Covered	158163	7x5		35	29.42		1,030



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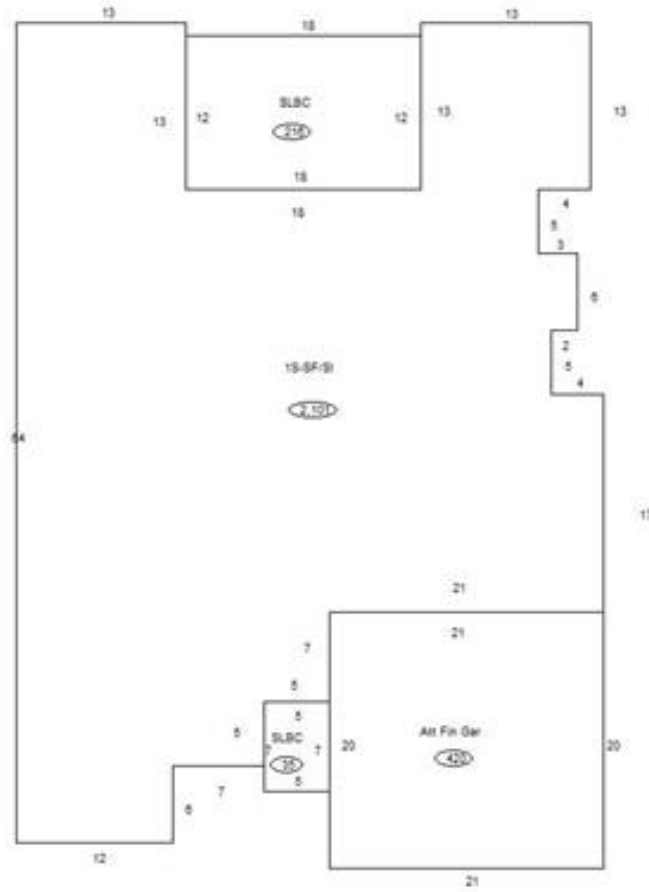
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Sketch Image

660105539



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,101	1.000	2,101
2	M	PRCH		10	SLBC	216	1.000	216
3	G	5		10	Att Fin Gar	420	1.000	420
4	M	PRCH		10	SLBC	35	1.000	35
Total Building Area						2,101		2,101