



# 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	660072131				<p>660072131_001.JPG 10/7/2025</p>									
Parcel ID	000000-00-0-00670-002-0014													
Cadastral ID	06-20-15-01360													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	3											
Tax Area	20 - CATOOSA RURAL													
Name ID	279732													
SHOUSE, BILL E & AMY C														
6592 S MEADOW WOOD DR OWASSO OK 74055-0000														
Parcel Location														
Situs	06592 S MEADOWOOD DR													
Subdivision	RIDGEVIEW EST													
Lot/Block	0014 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	6 / 20 / 15 / 5													
Neighborhood	1175 - R-V01-SW CLAREMORE													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.24919736 -95.75402304														
Building Permits														
LOT 14 BLOCK 2 RIDGEVIEW EST														
<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1376/566	3D PROPERTY & DEVELOPMENT-LLC	02/26/2002	35,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax						
Remove Cap	2003	Land Value	128,951	111,517	11%	12,267	Assessed	51,248	4,758.89					
Year Frozen	0	Improvements	373,798	354,378		38,981	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	502,749	465,895		51,248	Total Taxable	50,248	4,666.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660072131	SHOUSE, BILL E & AMY C	20	486,309	1000	48,756	4,527.00							
2024	2024-660072131	SHOUSE, BILL E & AMY C	20	501,044	0	48,307	4,370.00							
2023	2023-660072131	SHOUSE, BILL E & AMY C	20	435,339	0	46,006	3,994.00							
2022	2022-660072131	SHOUSE, BILL E & AMY C	20	411,981	0	43,816	3,814.00							
2021	2021-660072131	SHOUSE, BILL E & AMY C	20	379,357	0	41,729	3,671.00							
2020	2020-660072131	SHOUSE, BILL E & AMY C	20	376,450	0	41,387	3,662.00							
2019	2019-660072131	SHOUSE, BILL E & AMY C	20	358,325	0	39,416	3,531.00							
2018	2018-660072131	SHOUSE, BILL E & AMY C	20	368,881	0	40,577	3,612.00							
2017	2017-660072131	SHOUSE, BILL E & AMY C	20	365,156	0	40,167	3,627.00							
2016	2016-660072131	SHOUSE, BILL E & AMY C	20	356,746	0	39,242	3,490.00							
2015	2015-660072131	SHOUSE, BILL E & AMY C	20	346,557	0	38,121	3,407.00							
2014	2014-660072131	SHOUSE, BILL E & AMY C	20	351,046	0	37,676	3,408.00							
2013	2013-660072131	SHOUSE, BILL E & AMY C	20	335,592	0	35,882	3,212.00							



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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0377	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,202.00 x 2.85 = 128,951	
Factor Value		
Adjustments	1.0000	
Lot Value	128,951	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,227 / 2,788
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,227
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	486 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2002 / 18

Cost Approach		Manual : 01/2025	
Base Cost	103.43	Total Misc Impr	+ 21,726
Roofing Adj	+ 4.72	Garage Cost	+ 29,748
Subfloor Adj	+ -3.69	Total RCN	= 413,384
Heat/Cool Adj	+ 16.31	Depreciation ( 20%)	- 82,677
Plumbing Adj	+ 9.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 330,707
Adj Base Cost	= 129.81	Lot Value	+ 128,951
Total Area	x 2,788	Indicated Value	= 459,658
Adjusted Cost	= 361,910	Value Per SqFt	164.87

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	411,162	147.48	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	465,720 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	330,707		
Lot Value	128,951		
Indicated Value	459,658	164.87	Per SqFt
Agland Value			
Site Improvements	43,091		
Total Value	502,749	180.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	85488	15x15		225	32.17		7,238



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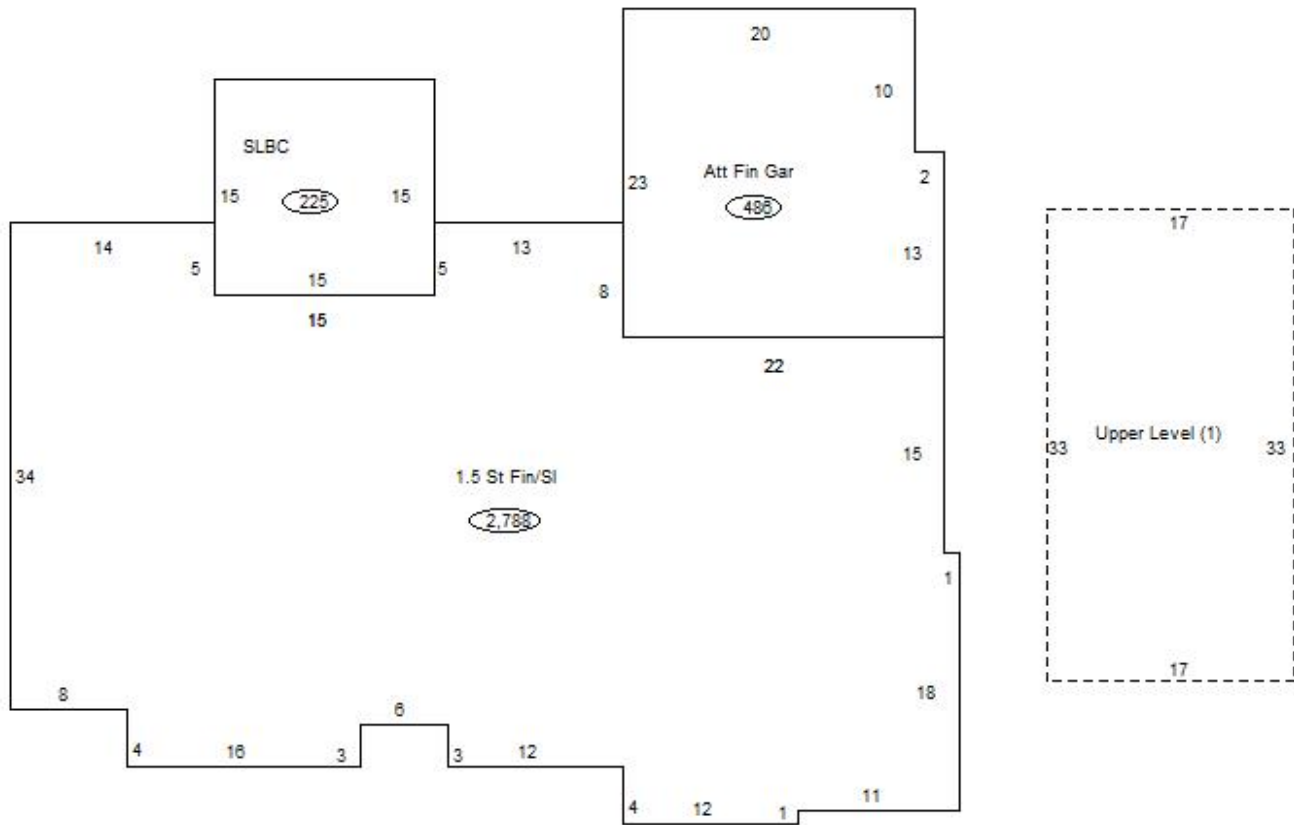
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Sketch Image

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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	2,227	1.252	2,788
2	M	PRCH		13	SLBC	225	1.000	225
3	G	5	Slab	13	Att Fin Gar	486	1.000	486
4	U	^UL		13	Upper Level (1)	561	1.000	561
<b>Total Building Area</b>						2,227		2,788



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground VINYL	16x35x0	Base		560
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	
	Base Cost (50.91 x 560)		28,510	28,510	15,395	13,115
	GRDT	GARAGE - DETACHED	25x30x10	Concrete	Composition Shingle	750
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	
	Base Cost (27.24 x 750)		20,430	20,430	5,108	15,322
	PRCH	SLAB PORCH - COVERED ON GRDT	25x9x10	Concrete	Composition Shingle	225
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	
	Base Cost (26.22 x 225)		5,900	5,900	3,186	2,714
	PLHR	Pool House - Residential	9x12x8	Concrete	Composition Shingle	108
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (18% Phys/ % Func)</b>	
	Base Cost (129.81 x 108)		14,019	14,019	2,523	11,496
	PRCH	SLAB PORCH - COVERED ON PLHR	4x9x8	Concrete	Composition Shingle	36
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	
	Base Cost (26.82 x 36)		966	966	522	444