



# 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	660081610								
Parcel ID	000000-00-0-00826-004-0025								
Cadastral ID	25-21-14-03260								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	337694								
MEADOWS, GEORGE MICHAEL & APRIL M									
8059 N 188TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	08059 N 188TH E AVE								
Subdivision	TIMBER GATE								
Lot/Block	0025 / 0004	Parcel Size 1 - Lots							
Sec/Twn/Rng	25 / 21 / 14 / 5								
Neighborhood	1075 - R-V01-NW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.27173854 -95.76287273									
Building Permits									
LOT 25 BLOCK 4 TIMBER GATE									
Number	Description	Opened	Closed	Amount					
R2013 06 17	R15-NEW 28X60 1680 SQ FT DETACH	06/2013	11/2014	40,000					
R2013 06 16	R15-NEW 5103 SQ FT SFR	06/2013	11/2014	310,000					
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, JEFFREY J &	02/14/2022	825,000	YES					
2545/674	JOHNSON, JEFFREY J &	06/10/2015	0	4					
2177/473	ARBUES, PAUL JOSEPH &	06/01/2011	63,000	YES					
1700/529	SOKOLOSKY, PHYLLIS & D M	07/11/2005	59,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2023	Land Value	76,586	76,586	11%	8,424	Assessed	92,607 10,051.38	
Year Frozen	0	Improvements	773,175	765,304		84,183	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -97.00	
TIF Project ID	0	Total Value	849,761	841,890		92,607	Total Taxable	91,607 9,954.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660081610	MEADOWS, GEORGE MICHAEL &	7	817,369	1000	88,911	9,661.00		
2024	2024-660081610	MEADOWS, GEORGE MICHAEL &	7	853,729	1000	92,473	10,219.00		
2023	2023-660081610	MEADOWS, GEORGE MICHAEL &	7	825,000	1000	89,750	9,706.00		
2022	2022-660081610	MEADOWS, GEORGE MICHAEL &	7	910,678	1000	87,328	9,817.00		
2021	2021-660081610	JOHNSON, JEFFREY J &	7	781,930	1000	84,755	9,424.00		
2020	2020-660081610	JOHNSON, JEFFREY J &	7	775,243	1000	82,258	9,135.00		
2019	2019-660081610	JOHNSON, JEFFREY J &	7	734,844	1000	79,833	8,871.00		
2018	2018-660081610	JOHNSON, JEFFREY J &	7	758,655	1000	82,452	8,867.00		
2017	2017-660081610	JOHNSON, JEFFREY J &	7	750,634	1000	81,570	8,851.00		
2016	2016-660081610	JOHNSON, JEFFREY J &	7	731,411	1000	79,455	8,630.00		
2015	2015-660081610	JOHNSON, JEFFREY J &	7	711,514	0	78,267	8,540.00		
2014	2014-660081610	JOHNSON, JEFFREY J &	7	72,627	0	7,829	861.00		
2013	2013-660081610	JOHNSON, JEFFREY J &	7	72,627	0	7,456	804.00		



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Lot Data	Square-Foot - NBHD 1075 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0775	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	46,938.00 x 1.63 = 76,586	
Factor Value		
Adjustments	1.0000	
Lot Value	76,586	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Veneer, Stone 75% Frame, Siding, Wood
Base/Total Area	3,691 / 6,082
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,691
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	910 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-11\ 8/11/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	809,621	133.12	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	869,890 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.68	Total Misc Impr	+ 48,749				
Roofing Adj	+ 3.34	Garage Cost	+ 41,332				
Subfloor Adj	+ -2.61	Total RCN	= 781,665				
Heat/Cool Adj	+ 16.31	Depreciation ( 9%)	- 70,350				
Plumbing Adj	+ 4.99	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 711,315				
Adj Base Cost	= 113.71	Lot Value	+ 76,586				
Total Area	x 6,082	Indicated Value	= 787,901				
Adjusted Cost	= 691,584	Value Per SqFt	129.55				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	711,315		
Lot Value	76,586		
Indicated Value	787,901	129.55	Per SqFt
Agland Value			
Site Improvements	61,860		
Total Value	849,761	139.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	121413	15x7		105	32.85		3,449
PRCH	SLAB PORCH - COVERED	121414	279		279	32.00		8,928
PRCH	SLAB PORCH - COVERED	121415	24x23		552	31.15		17,195
PRCH	SLAB PORCH - COVERED	121416	19x6		114	32.79		3,738
PRCH	SLAB PORCH - COVERED	121417	17x6		102	32.87		3,353
PRCH	SLAB PORCH - COVERED	121418	12x8		96	32.89		3,157
PRCH	SLAB PORCH - COVERED	121419	17x3		51	33.03		1,685



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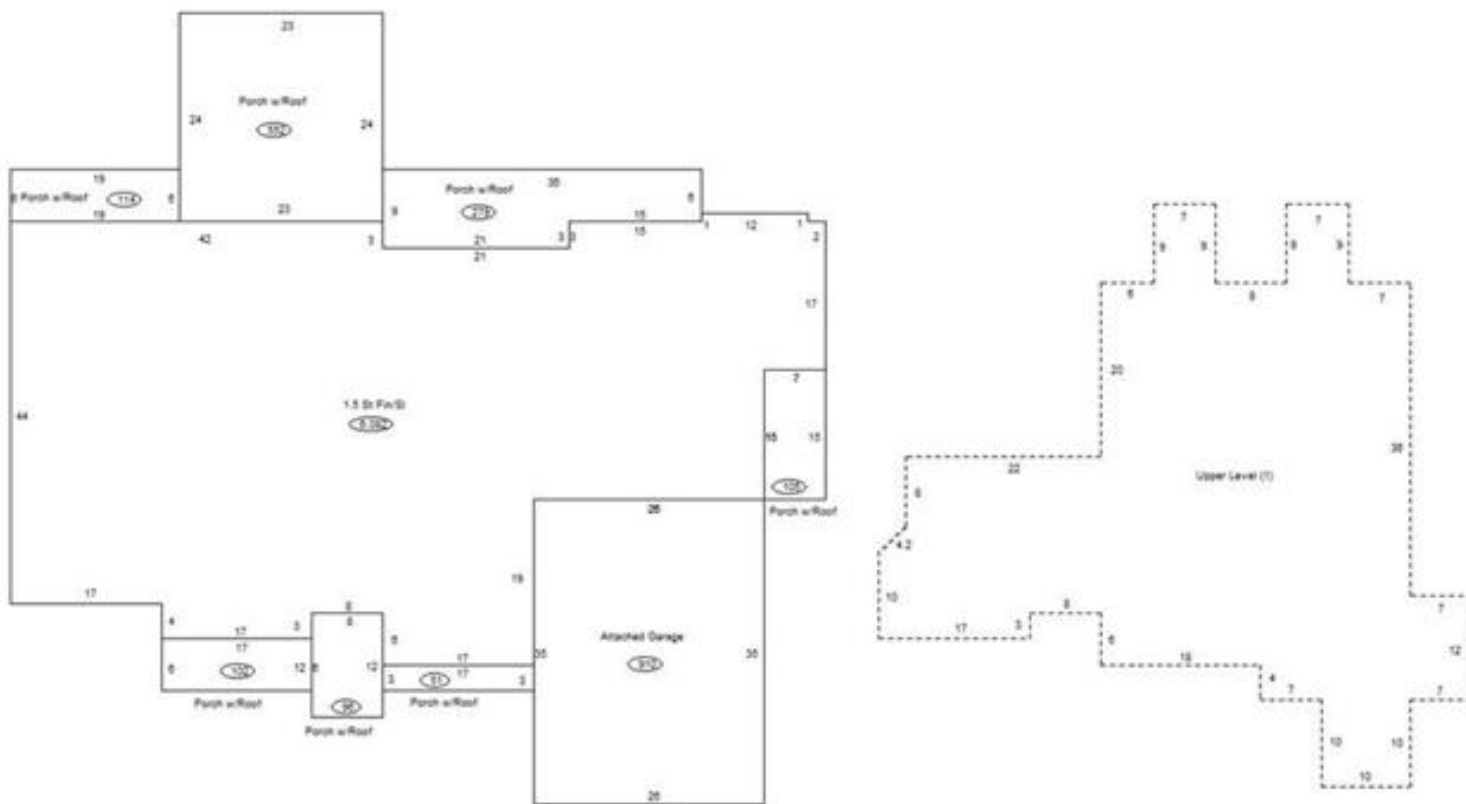
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Sketch Image

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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	3,691	1.648	6,082
2	U	^UL		13	Upper Level (1)	2,391	1.000	2,391
3	G	1		13	Attached Garage	910	1.000	910
4	M	PRCH		13	SLBC	105	1.000	105
5	M	PRCH		13	SLBC	279	1.000	279
6	M	PRCH		13	SLBC	552	1.000	552
7	M	PRCH		13	SLBC	114	1.000	114
8	M	PRCH		13	SLBC	102	1.000	102
9	M	PRCH		13	SLBC	96	1.000	96
10	M	PRCH		13	SLBC	51	1.000	51

**Total Building Area**

3,691

6,082



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	60x28x0			1,680
	Qual	4	Cond	Year	2014	Eff Age
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (37.96 x 1,680)	63,773	63,773	1,913	61,860