



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:09:33
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660091447 Parcel ID 000000-00-0-00808-002-0011 Cadastral ID 36-21-14-01620 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 308921 THOMPSON, RYAN B & ANGELA M REVOCABLE LIVING TRUST 7038 HIDDEN ACRE TRAIL OWASSO OK 74055-0000 Parcel Location Situs 07038 N HIDDEN ACRE TRL Subdivision TANGLEWOOD AT STONE CANYON Lot/Block 0011 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25327479 -95.76731574																																																																																																																									
Legal Description LOT 11 BLOCK 2 TANGLEWOOD AT STONE CANYON.					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>10051</td> <td>R15-NEW POOL</td> <td>11/2013</td> <td>04/2014</td> <td></td> </tr> <tr> <td>R2012 12 7</td> <td>R14-NEW 13X26 338 SQ FT DETACH G</td> <td>12/2012</td> <td>01/2013</td> <td>20,000</td> </tr> <tr> <td>R2012 06 22</td> <td>R13-NEW 4340 SQ FT SFR</td> <td>06/2012</td> <td>01/2013</td> <td>320,000</td> </tr> <tr> <td>R13</td> <td>R13 MTG \$406,630</td> <td>06/2012</td> <td>06/2012</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	10051	R15-NEW POOL	11/2013	04/2014		R2012 12 7	R14-NEW 13X26 338 SQ FT DETACH G	12/2012	01/2013	20,000	R2012 06 22	R13-NEW 4340 SQ FT SFR	06/2012	01/2013	320,000	R13	R13 MTG \$406,630	06/2012	06/2012																																																																																								
Number	Description	Opened	Closed	Amount																																																																																																																					
10051	R15-NEW POOL	11/2013	04/2014																																																																																																																						
R2012 12 7	R14-NEW 13X26 338 SQ FT DETACH G	12/2012	01/2013	20,000																																																																																																																					
R2012 06 22	R13-NEW 4340 SQ FT SFR	06/2012	01/2013	320,000																																																																																																																					
R13	R13 MTG \$406,630	06/2012	06/2012																																																																																																																						
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>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	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>2296/850</td> <td>TOCARA CUSTOM HOME BUILDERS L</td> <td>12/28/2012</td> <td>574,500</td> <td>YES</td> </tr> <tr> <td>2248/805</td> <td>VAN WYHE, HEATHER</td> <td>06/04/2012</td> <td>83,000</td> <td>15</td> </tr> <tr> <td>2071/226</td> <td>MARION HOMES LLC</td> <td>11/19/2009</td> <td>82,000</td> <td>YES</td> </tr> <tr> <td>1968/653</td> <td>C.A.B.O. DEVELOPMENT-COMPANY L</td> <td>06/19/2008</td> <td>228,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2296/850	TOCARA CUSTOM HOME BUILDERS L	12/28/2012	574,500	YES	2248/805	VAN WYHE, HEATHER	06/04/2012	83,000	15	2071/226	MARION HOMES LLC	11/19/2009	82,000	YES	1968/653	C.A.B.O. DEVELOPMENT-COMPANY L	06/19/2008	228,000	YES																																																																													
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2296/850	TOCARA CUSTOM HOME BUILDERS L	12/28/2012	574,500	YES																																																																																																																					
2248/805	VAN WYHE, HEATHER	06/04/2012	83,000	15																																																																																																																					
2071/226	MARION HOMES LLC	11/19/2009	82,000	YES																																																																																																																					
1968/653	C.A.B.O. DEVELOPMENT-COMPANY L	06/19/2008	228,000	YES																																																																																																																					
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>2013</td> <td>Land Value 221,185</td> <td>221,185</td> <td>11%</td> <td>24,330</td> <td>Assessed</td> <td>90,833</td> <td>9,858.83</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 604,575</td> <td>604,575</td> <td></td> <td>66,503</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>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 825,760</td> <td>825,760</td> <td></td> <td>90,833</td> <td>Total Taxable</td> <td>89,833</td> <td>9,761.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2013	Land Value 221,185	221,185	11%	24,330	Assessed	90,833	9,858.83	Year Frozen	0	Improvements 604,575	604,575		66,503	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 825,760	825,760		90,833	Total Taxable	89,833	9,761.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																																																																																	
Remove Cap	2013	Land Value 221,185	221,185	11%	24,330	Assessed	90,833	9,858.83																																																																																																																	
Year Frozen	0	Improvements 604,575	604,575		66,503	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																																																																																																	
TIF Project ID	0	Total Value 825,760	825,760		90,833	Total Taxable	89,833	9,761.00																																																																																																																	
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>2025-660091447</td><td>THOMPSON, RYAN B & ANGELA M</td><td>7</td><td>810,263</td><td>1000</td><td>87,558</td><td>9,514.00</td></tr> <tr><td>2024</td><td>2024-660091447</td><td>THOMPSON, RYAN B & ANGELA M</td><td>7</td><td>814,565</td><td>1000</td><td>84,980</td><td>9,392.00</td></tr> <tr><td>2023</td><td>2023-660091447</td><td>THOMPSON, RYAN B & ANGELA M</td><td>7</td><td>778,474</td><td>1000</td><td>82,475</td><td>8,921.00</td></tr> <tr><td>2022</td><td>2022-660091447</td><td>THOMPSON, RYAN B & ANGELA M</td><td>7</td><td>749,550</td><td>1000</td><td>80,044</td><td>8,999.00</td></tr> <tr><td>2021</td><td>2021-660091447</td><td>THOMPSON, RYAN B & ANGELA M</td><td>7</td><td>715,357</td><td>1000</td><td>77,684</td><td>8,639.00</td></tr> <tr><td>2020</td><td>2020-660091447</td><td>THOMPSON, RYAN B & ANGELA M</td><td>7</td><td>709,723</td><td>1000</td><td>75,392</td><td>8,374.00</td></tr> <tr><td>2019</td><td>2019-660091447</td><td>THOMPSON, RYAN B & ANGELA M</td><td>7</td><td>674,245</td><td>1000</td><td>73,167</td><td>8,132.00</td></tr> <tr><td>2018</td><td>2018-660091447</td><td>THOMPSON, RYAN B & ANGELA M</td><td>7</td><td>694,183</td><td>1000</td><td>75,065</td><td>8,073.00</td></tr> <tr><td>2017</td><td>2017-660091447</td><td>THOMPSON, RYAN B & ANGELA M</td><td>7</td><td>687,543</td><td>1000</td><td>72,849</td><td>7,907.00</td></tr> <tr><td>2016</td><td>2016-660091447</td><td>THOMPSON, RYAN B & ANGELA M</td><td>7</td><td>669,842</td><td>1000</td><td>70,699</td><td>7,680.00</td></tr> <tr><td>2015</td><td>2015-660091447</td><td>THOMPSON, RYAN B & ANGELA M</td><td>7</td><td>649,035</td><td>1000</td><td>68,610</td><td>7,500.00</td></tr> <tr><td>2014</td><td>2014-660091447</td><td>THOMPSON, RYAN B & ANGELA M</td><td>7</td><td>631,603</td><td>1000</td><td>65,680</td><td>7,239.00</td></tr> <tr><td>2013</td><td>2013-660091447</td><td>THOMPSON, RYAN B & ANGELA M</td><td>7</td><td>588,531</td><td>1000</td><td>63,738</td><td>6,895.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660091447	THOMPSON, RYAN B & ANGELA M	7	810,263	1000	87,558	9,514.00	2024	2024-660091447	THOMPSON, RYAN B & ANGELA M	7	814,565	1000	84,980	9,392.00	2023	2023-660091447	THOMPSON, RYAN B & ANGELA M	7	778,474	1000	82,475	8,921.00	2022	2022-660091447	THOMPSON, RYAN B & ANGELA M	7	749,550	1000	80,044	8,999.00	2021	2021-660091447	THOMPSON, RYAN B & ANGELA M	7	715,357	1000	77,684	8,639.00	2020	2020-660091447	THOMPSON, RYAN B & ANGELA M	7	709,723	1000	75,392	8,374.00	2019	2019-660091447	THOMPSON, RYAN B & ANGELA M	7	674,245	1000	73,167	8,132.00	2018	2018-660091447	THOMPSON, RYAN B & ANGELA M	7	694,183	1000	75,065	8,073.00	2017	2017-660091447	THOMPSON, RYAN B & ANGELA M	7	687,543	1000	72,849	7,907.00	2016	2016-660091447	THOMPSON, RYAN B & ANGELA M	7	669,842	1000	70,699	7,680.00	2015	2015-660091447	THOMPSON, RYAN B & ANGELA M	7	649,035	1000	68,610	7,500.00	2014	2014-660091447	THOMPSON, RYAN B & ANGELA M	7	631,603	1000	65,680	7,239.00	2013	2013-660091447	THOMPSON, RYAN B & ANGELA M	7	588,531	1000	63,738	6,895.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660091447	THOMPSON, RYAN B & ANGELA M	7	810,263	1000	87,558	9,514.00																																																																																																																		
2024	2024-660091447	THOMPSON, RYAN B & ANGELA M	7	814,565	1000	84,980	9,392.00																																																																																																																		
2023	2023-660091447	THOMPSON, RYAN B & ANGELA M	7	778,474	1000	82,475	8,921.00																																																																																																																		
2022	2022-660091447	THOMPSON, RYAN B & ANGELA M	7	749,550	1000	80,044	8,999.00																																																																																																																		
2021	2021-660091447	THOMPSON, RYAN B & ANGELA M	7	715,357	1000	77,684	8,639.00																																																																																																																		
2020	2020-660091447	THOMPSON, RYAN B & ANGELA M	7	709,723	1000	75,392	8,374.00																																																																																																																		
2019	2019-660091447	THOMPSON, RYAN B & ANGELA M	7	674,245	1000	73,167	8,132.00																																																																																																																		
2018	2018-660091447	THOMPSON, RYAN B & ANGELA M	7	694,183	1000	75,065	8,073.00																																																																																																																		
2017	2017-660091447	THOMPSON, RYAN B & ANGELA M	7	687,543	1000	72,849	7,907.00																																																																																																																		
2016	2016-660091447	THOMPSON, RYAN B & ANGELA M	7	669,842	1000	70,699	7,680.00																																																																																																																		
2015	2015-660091447	THOMPSON, RYAN B & ANGELA M	7	649,035	1000	68,610	7,500.00																																																																																																																		
2014	2014-660091447	THOMPSON, RYAN B & ANGELA M	7	631,603	1000	65,680	7,239.00																																																																																																																		
2013	2013-660091447	THOMPSON, RYAN B & ANGELA M	7	588,531	1000	63,738	6,895.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:09:33
Page 2

Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0799	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	47,040.00 x 4.04 = 190,192	
Factor Value		
Adjustments	1.1630	
Lot Value	221,185	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Stucco
Base/Total Area	3,037 / 4,375
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,037
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	815 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	784,690 179.36 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	923,410 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.03	Total Misc Impr	+ 33,464	Roofing Adj	+ 4.17	Garage Cost	+ 39,454
Subfloor Adj	+ -3.03	Total RCN	= 632,699	Heat/Cool Adj	+ 17.38	Depreciation (11%)	- 69,597
Plumbing Adj	+ 7.40	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 563,102
Adj Base Cost	= 127.95	Lot Value	+ 221,185	Total Area	x 4,375	Indicated Value	= 784,287
Adjusted Cost	= 559,781	Value Per SqFt	179.27				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	563,102
Lot Value	221,185
Indicated Value	784,287 179.27 Per SqFt
Agland Value	
Site Improvements	41,473
Total Value	825,760 188.75 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
SHLT	STORM SHELTER	0		1	2013	0.00		
PRCH	SLAB PORCH - COVERED	116623	20x13		260	35.38		9,199
PRCH	SLAB PORCH - COVERED	116624	12x6		72	36.41		2,622
PATO	SLAB PORCH - OPEN	116625	30x12		360	11.55		4,158
PRCH	SLAB PORCH - COVERED	116627	8x7		56	36.48		2,043



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:09:33
 Page 4

660091447

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	RPH	Res. Pool House	36x13x0			338
	Qual	3	Cond 3	Year 2014	Eff Age 9	
	Valuation Summary		Modifier Total		RCN	Depr (11% Phys/ % Func)
Base Cost (25.00 x 338)		8,450		8,450	930	7,520
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2014	Eff Age 5	
	Valuation Summary		Modifier Total		RCN	Depr (27% Phys/ % Func)
Base Cost (30,000.00 x 1)		30,000		30,000	8,100	21,900
	GRDT	GARAGE - DETACHED	26x13x0			338
	Qual	4	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total		RCN	Depr (22% Phys/ % Func)
Base Cost (45.72 x 338)		15,453		15,453	3,400	12,053