



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 660098516 Parcel ID 20N14E-01-1-00247-004-0005 Cadastral ID 01-20-14-02840 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 317596 RITCHIE, JOHN & LIESA 18522 E PERSIMMON LN OWASSO OK 74055-0000 Parcel Location Situs 18522 E PERSIMMON LN Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0005 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-20\IMG_0061 7/20/2021</p>														
Legal Description Lat/Long: 36.24750436 -95.76805097																			
LOT 5 BLOCK 4 DEER RUN AT STONE CANYON PHASE 1					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>R2015 08 24</td> <td>R17-NEW 3754 SQ FT SFR</td> <td>01/2016</td> <td>04/2016</td> <td>295,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2015 08 24	R17-NEW 3754 SQ FT SFR	01/2016	04/2016	295,000
Number	Description	Opened	Closed	Amount															
R2015 08 24	R17-NEW 3754 SQ FT SFR	01/2016	04/2016	295,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2528/752	HENSLEY CUSTOM HOMES LLC	02/08/2016	470,000	YES										
					2498/114	C.A.B.O. DEVELOPMENT GROUP LLC	09/04/2015	70,000	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2017		Land Value 123,294	91,305	11%	10,044	Assessed	62,668	6,138.96										
Year Frozen			Improvements 565,392	478,401		52,624	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 688,686	569,706		62,668	Total Taxable	61,668	6,041.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660098516	RITCHIE, JOHN			3	592,619	1000	59,842	5,862.00										
2024	2024-660098516	RITCHIE, JOHN			3	617,577	1000	58,070	5,579.00										
2023	2023-660098516	RITCHIE, JOHN			3	580,772	1000	56,350	5,281.00										
2022	2022-660098516	RITCHIE, JOHN			3	562,250	1000	54,679	5,357.00										
2021	2021-660098516	RITCHIE, JOHN			3	497,513	1000	53,058	5,133.00										
2020	2020-660098516	RITCHIE, JOHN			3	489,548	1000	51,483	4,973.00										
2019	2019-660098516	RITCHIE, JOHN			3	463,226	1000	49,955	4,829.00										
2018	2018-660098516	RITCHIE, JOHN			3	475,210	1000	51,273	4,772.00										
2017	2017-660098516	RITCHIE, JOHN			3	471,309	1000	50,844	4,782.00										
2016	2016-660098516	RITCHIE, JOHN			3	3,604	0	396	37.00										



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5519		
Topography	1		
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	24,041.00 x 5.13 = 123,294		
Factor Value			
Adjustments	1.0000		
Lot Value	123,294		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,568 / 3,754
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,568
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	805 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	605,880	161.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	622,050		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.18	Total Misc Impr	+ 20,997
Roofing Adj	+ 4.48	Garage Cost	+ 51,858
Subfloor Adj	+ -3.13	Total RCN	= 595,149
Heat/Cool Adj	+ 18.45	Depreciation (5%)	- 29,757
Plumbing Adj	+ 9.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 565,392
Adj Base Cost	= 139.13	Lot Value	+ 123,294
Total Area	x 3,754	Indicated Value	= 688,686
Adjusted Cost	= 522,294	Value Per SqFt	183.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	565,392		
Lot Value	123,294		
Indicated Value	688,686	183.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	688,686	183.45	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	127978		174	174	36.47		6,346
PRCH	SLAB PORCH - COVERED	127979	12x11		132	36.77		4,854
PRCH	Porch	127981		43	43	37.19		1,599



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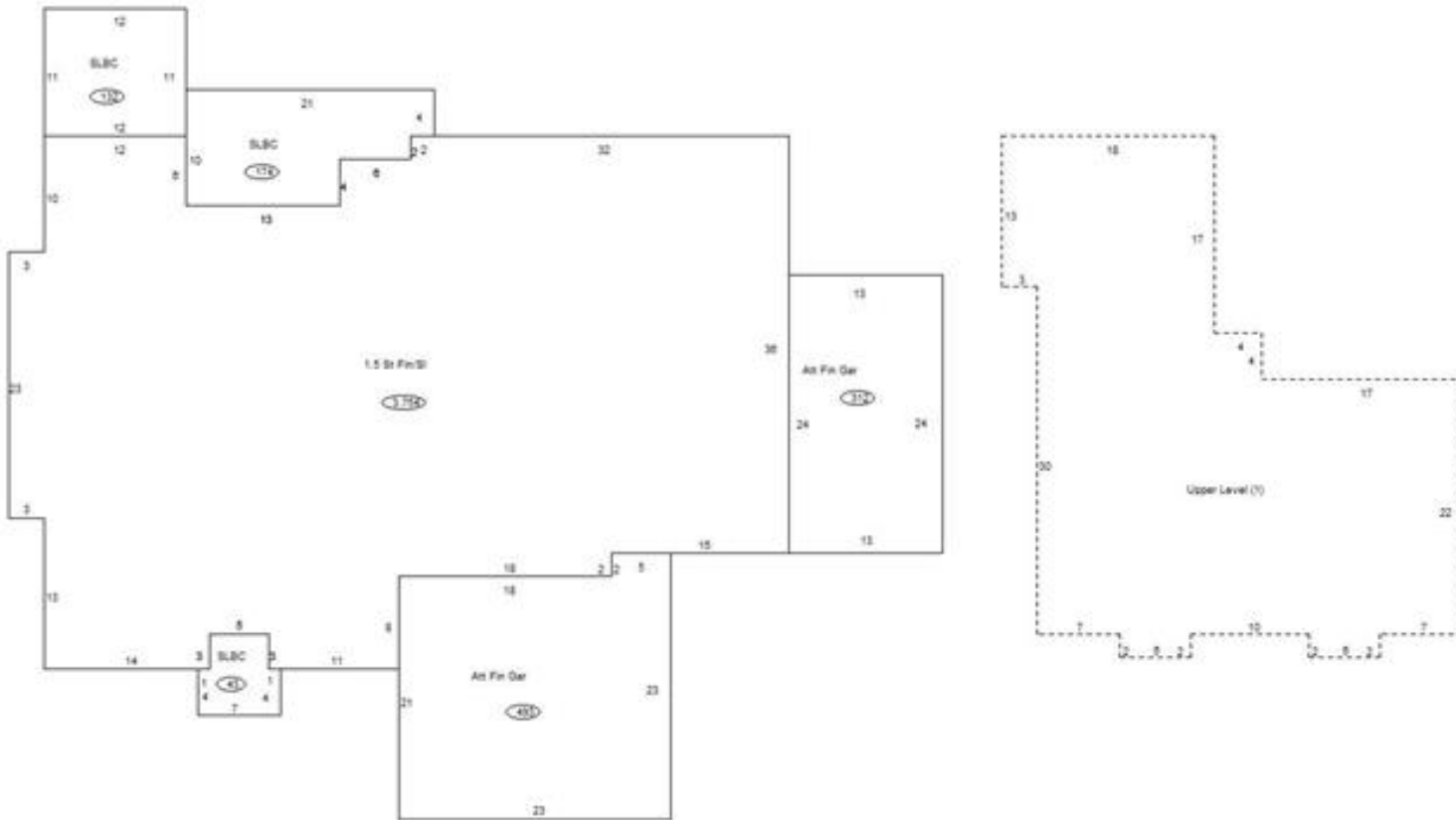
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Sketch Image

660098516



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,568	1.462	3,754
2	U	^UL		10	Upper Level (1)	1,186	1.000	1,186
3	G	5		10	Att Fin Gar	493	1.000	493
4	M	PRCH		10	SLBC	174	1.000	174
5	M	PRCH		10	SLBC	132	1.000	132
6	G	5		10	Att Fin Gar	312	1.000	312
7	M	PRCH		10	SLBC	43	1.000	43
Total Building Area						2,568		3,754