



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:35:19  
Page 1

| Assessment Data   |                         |                                  |                    |                  | Primary Image   |                                 |                   |                      |                    |        |             |        |        |        |            |                        |         |         |         |
|---|-------------------------|----------------------------------|--------------------|------------------|---|---------------------------------|-------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|------------|------------------------|---------|---------|---------|
| <b>Account</b> 660100768<br><b>Parcel ID</b> 000000000-0000248-004-0003<br><b>Cadastral ID</b> 06-20-15-02220<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RRP VI Area 3<br><b>Tax Area</b> 20 - CATOOSA RURAL<br><b>Name ID</b> 340708<br>CHRISTENSEN, CHERYL<br><br>6181 N WATER WAY ST<br>OWASSO OK 74055-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 06181 N WATER WAY ST<br><b>Subdivision</b> DEER RUN AT STONE CANYON PHASE II<br><b>Lot/Block</b> 0003 / 0004 <b>Parcel Size</b> 1 - Lots<br><b>Sec/Twn/Rng</b> 6 / 20 / 15 / 5<br><b>Neighborhood</b> 1039 - R-V04, SW OWASSO<br><b>School District</b> S002 - CATOOSA SCHOOLS |                         |                                  |                    |                  |  <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-8\IMG_0058. 7/8/2021</p>   |                                 |                   |                      |                    |        |             |        |        |        |            |                        |         |         |         |
| <b>Legal Description</b> Lat/Long: 36.24421906 -95.76067280   |                         |                                  |                    |                  |   |                                 |                   |                      |                    |        |             |        |        |        |            |                        |         |         |         |
| LOT 3 BLOCK 4 DEER RUN AT STONE CANYON PHASE II   |                         |                                  |                    |                  | <b>Building Permits</b> <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>R19 000216</td> <td>R21-NEW 3242 SQ FT SFR</td> <td>06/2019</td> <td>01/2020</td> <td>350,000</td> </tr> </tbody> </table> |                                 |                   |                      |                    | Number | Description | Opened | Closed | Amount | R19 000216 | R21-NEW 3242 SQ FT SFR | 06/2019 | 01/2020 | 350,000 |
| Number  | Description             | Opened                           | Closed             | Amount           |   |                                 |                   |                      |                    |        |             |        |        |        |            |                        |         |         |         |
| R19 000216  | R21-NEW 3242 SQ FT SFR  | 06/2019                          | 01/2020            | 350,000          |   |                                 |                   |                      |                    |        |             |        |        |        |            |                        |         |         |         |
| <b>Exemptions</b>   |                         |                                  |                    |                  | <b>Sale History</b>   |                                 |                   |                      |                    |        |             |        |        |        |            |                        |         |         |         |
| <b>Code</b>   | <b>Type</b>             | <b>Active</b>                    | <b>Maximum</b>     | <b>Exemption</b> | <b>Bk/Pg</b>  | <b>Grantor</b>                  | <b>Date</b>       | <b>Price</b>         | <b>Code</b>        |        |             |        |        |        |            |                        |         |         |         |
| H   | Homestead               | No                               | 1,000              |                  | /   | DESHAZER, DARRIN S SR &         | 01/30/2023        | 635,000              | YES                |        |             |        |        |        |            |                        |         |         |         |
|   |                         |                                  |                    |                  | /   | EXECUTIVE HOMES LLC             | 01/22/2020        | 446,000              | YES                |        |             |        |        |        |            |                        |         |         |         |
|   |                         |                                  |                    |                  | /   | C.A.B.O. DEVELOPMENT COMPANY LI | 04/30/2019        | 74,500               | 15                 |        |             |        |        |        |            |                        |         |         |         |
| <b>Parcel Valuation</b>   |                         |                                  |                    |                  |   |                                 |                   |                      |                    |        |             |        |        |        |            |                        |         |         |         |
| <b>Source</b>   | <b>REAL</b>             |                                  | <b>Fair Cash</b>   | <b>Capped</b>    | <b>Asmnt Level</b>  | <b>Assessed</b>                 | <b>Levy Rate</b>  | 92.860               | <b>Current Tax</b> |        |             |        |        |        |            |                        |         |         |         |
| Remove Cap  | 2024                    |                                  | Land Value         | 189,730          | 189,730   | 11%                             | 20,870            | Assessed             | 73,557 6,830.50    |        |             |        |        |        |            |                        |         |         |         |
| Year Frozen   |                         |                                  | Improvements       | 480,134          | 478,971   |                                 | 52,687            | Penalty              | 0                  |        |             |        |        |        |            |                        |         |         |         |
| Uncapped Value  | 0                       |                                  | Mobile Home        | 0                | 0   |                                 | 0                 | Exemption            | 0 0.00             |        |             |        |        |        |            |                        |         |         |         |
| TIF Project ID  | 0                       |                                  | <b>Total Value</b> | 669,864          | 668,701   |                                 | 73,557            | <b>Total Taxable</b> | 73,557 6,831.00    |        |             |        |        |        |            |                        |         |         |         |
| <b>Assessment History</b>   |                         |                                  |                    |                  |   |                                 |                   |                      |                    |        |             |        |        |        |            |                        |         |         |         |
| <b>Tax Year</b>   | <b>Statement Number</b> | <b>Billed Owner</b>              |                    |                  | <b>Tax Area</b>   | <b>Total Value</b>              | <b>Exemptions</b> | <b>Taxable Value</b> | <b>Billed Tax</b>  |        |             |        |        |        |            |                        |         |         |         |
| 2025  | 2025-660100768          | CHRISTENSEN, CHERYL              |                    |                  | 20  | 636,859                         | 0                 | 70,054               | 6,505.00           |        |             |        |        |        |            |                        |         |         |         |
| 2024  | 2024-660100768          | CHRISTENSEN, CHERYL              |                    |                  | 20  | 635,000                         | 0                 | 69,850               | 6,319.00           |        |             |        |        |        |            |                        |         |         |         |
| 2023  | 2023-660100768          | CHRISTENSEN, CHERYL              |                    |                  | 20  | 544,140                         | 1000              | 51,664               | 4,485.00           |        |             |        |        |        |            |                        |         |         |         |
| 2022  | 2022-660100768          | DESHAZER, DARRIN S SR &          |                    |                  | 20  | 520,088                         | 1000              | 50,130               | 4,364.00           |        |             |        |        |        |            |                        |         |         |         |
| 2021  | 2021-660100768          | DESHAZER, DARRIN S SR &          |                    |                  | 20  | 451,282                         | 1000              | 48,641               | 4,279.00           |        |             |        |        |        |            |                        |         |         |         |
| 2020  | 2020-660100768          | DESHAZER, DARRIN S SR &          |                    |                  | 20  | 232,874                         | 0                 | 25,616               | 2,267.00           |        |             |        |        |        |            |                        |         |         |         |
| 2019  | 2019-660100768          | EXECUTIVE HOMES LLC              |                    |                  | 20  | 5,691                           | 0                 | 626                  | 56.00              |        |             |        |        |        |            |                        |         |         |         |
| 2018  | 2018-660100768          | C.A.B.O. DEVELOPMENT COMPANY LLC |                    |                  | 20  | 5,691                           | 0                 | 626                  | 56.00              |        |             |        |        |        |            |                        |         |         |         |



# Rogers

## Assessment Property Record Card for Tax Year 2026

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Date 04/18/2026  
 Time 09:35:20  
 Page 2

| Lot Data        |                            | Square-Foot - NBHD 1039 #1 |   |
|-----------------|----------------------------|----------------------------|---|
| Lot Size        | 0                          | 0                          |   |
| Lot Count       | 1                          |                            |   |
| Units Buildable |                            |                            |   |
| Non-Ag Acres    | 0.551                      |                            |   |
| Topography      |                            |                            |   |
| Street Access   |                            |                            |   |
| Utilities       |                            |                            |   |
| Amenities       |                            |                            | 0 |
|                 |                            |                            | 0 |
| Method          | Square-Foot                |                            |   |
| Base Lot Value  | 24,003.00 x 5.13 = 123,207 |                            |   |
| Factor Value    |                            |                            |   |
| Adjustments     | 1.5399                     |                            |   |
| Lot Value       | 189,730                    |                            |   |



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| Residential Data |   |
|------------------|---|
| Type             | 1 Single Family Residence               |
| Condition        | 4 - Good                                |
| Quality          | 4.5 - Good                              |
| Architecture     | TRAD TRADITIONAL                        |
| Style            | 100% 1 1/2 Story Finished               |
| Exterior Wall    | 90% Veneer, Masonry 10% Veneer, Stone   |
| Base/Total Area  | 2,574 / 3,215                           |
| Style            | 100% 1 1/2 Story Finished               |
| HVAC             | 100% Warmed & Cooled Air                |
| Roof Cover       | 1 Composition Shingle                   |
| Area on Slab     | 2,574                                   |
| Fixture/RghIn    | 11 /                                    |
| Bed/F/H Bath     | 4 / 3.0 / 1.0                           |
| Basement Area    |   |
| Garage Type      | 805 Attached Garage - Finished 3 Stalls |
| Remodel          |   |
| Year/Eff Age     | 2019 / 4                                |

| GRM Approach    |      |
|-----------------|------|
| GRM Code        |      |
| Gross Rent      | 0.00 |
| Indicated Value |      |

| Multiple Regression |         |        |          |
|---------------------|---------|--------|----------|
| MRA Code            | 1       | Test   |          |
| Adusted R           | 0.8445  |        |          |
| Indicated Value     | 506,956 | 157.68 | Per SqFt |

| Direct Comparables |         |                  |          |
|--------------------|---------|------------------|----------|
| Selection Model    | A       | Adam Test        |          |
| Adjustment Model   | 1       | 2022 Residential |          |
| Comparables        | 6       |                  |          |
| Indicated Value    | 532,250 |                  | Per SqFt |

| Cost Approach |           | Manual : 01/2025   |           |
|---------------|-----------|--------------------|-----------|
| Base Cost     | 106.67    | Total Misc Impr    | + 27,017  |
| Roofing Adj   | + 4.94    | Garage Cost        | + 48,839  |
| Subfloor Adj  | + -3.66   | Total RCN          | = 500,140 |
| Heat/Cool Adj | + 17.38   | Depreciation ( 4%) | - 20,006  |
| Plumbing Adj  | + 6.64    | Lump Sums          | + 0       |
| Basement Adj  | + 0.00    | RCNLD              | = 480,134 |
| Adj Base Cost | = 131.97  | Lot Value          | + 189,730 |
| Total Area    | x 3,215   | Indicated Value    | = 669,864 |
| Adjusted Cost | = 424,284 | Value Per SqFt     | 208.36    |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 480,134       |        |                      |
| Lot Value            | 189,730       |        |                      |
| Indicated Value      | 669,864       | 208.36 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    |               |        |                      |
| Total Value          | 669,864       | 208.36 | 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     | 7,721.18  |      | 7,721  |
| PRCH                       | SLAB PORCH - COVERED            | 144459    |      | 55   | 55    | 36.48     |      | 2,006  |
| PRCH                       | SLAB PORCH - COVERED            | 144460    |      | 345  | 345   | 35.05     |      | 12,092 |
| PATO                       | SLAB PORCH - OPEN               | 144461    |      | 456  | 456   | 11.40     |      | 5,198  |



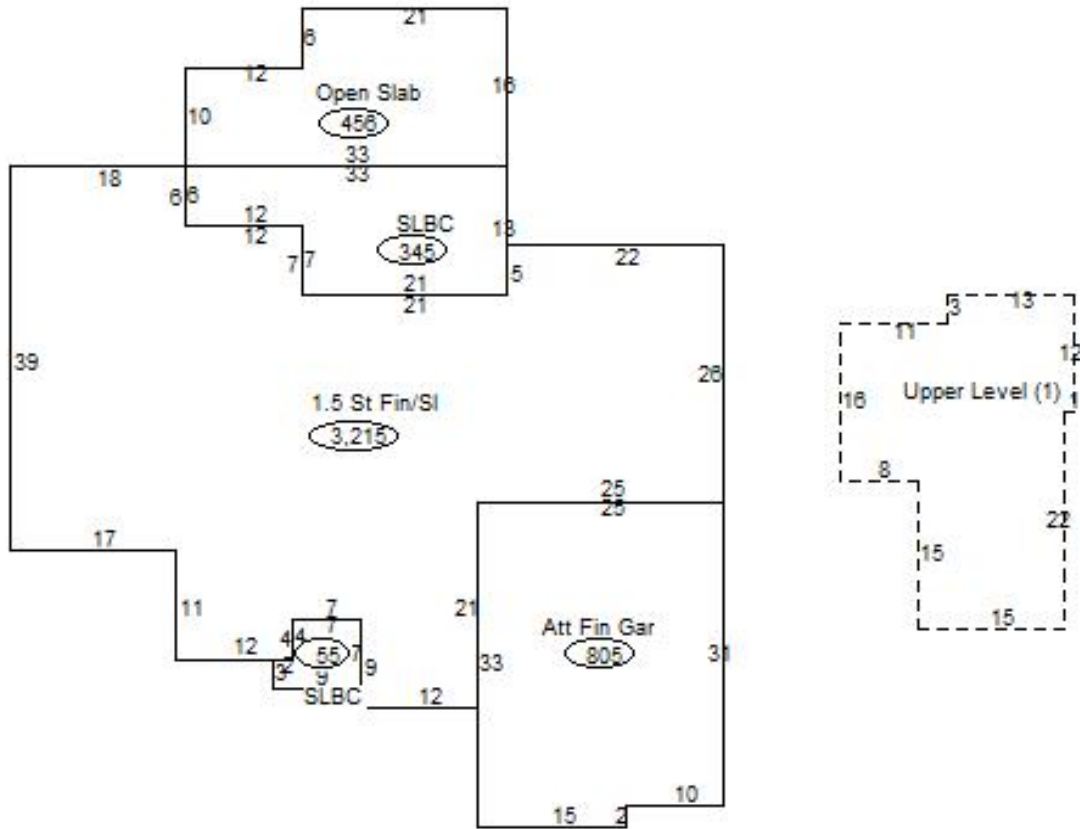
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Date 04/18/2026  
 Time 09:35:20  
 Page 3

Sketch Image

660100768



**Sketch Vector Information**

| Sequence                   | Code | Type | Built Over | Scale | Section Label   | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1                          | R    | 5    | Slab       | 25    | 1.5 St Fin/SI   | 2,574        | 1.249      | 3,215        |
| 2                          | G    | 5    |            | 25    | Att Fin Gar     | 805          | 1.000      | 805          |
| 3                          | M    | PRCH |            | 25    | SLBC            | 55           | 1.000      | 55           |
| 4                          | M    | PRCH |            | 25    | SLBC            | 345          | 1.000      | 345          |
| 5                          | M    | PATO |            | 25    | Open Slab       | 456          | 1.000      | 456          |
| 6                          | U    | ^UL  |            | 25    | Upper Level (1) | 641          | 1.000      | 641          |
| <b>Total Building Area</b> |      |      |            |       |                 | <b>2,574</b> |            | <b>3,215</b> |