



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:43:35  
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Assessment Data					Primary Image				
<b>Account</b>	660106251				<p>660106251_001.JPG 10/7/2025</p>				
<b>Parcel ID</b>	000000-0001-003-0-000-00								
<b>Cadastral ID</b>	06-20-15-02730								
<b>Property Type</b>	REAL - Real Property								
<b>Property Class</b>	RRP	VI Area	3						
<b>Tax Area</b>	20 - CATOOSA RURAL								
<b>Name ID</b>	345374								
NAUGLE, LARRY M & JANE M									
5961 N MEADOWS RIDGE RD OWASSO OK 74055-0000									
<b>Parcel Location</b>									
<b>Situs</b>	05961 N MEADOWS RIDGE RD								
<b>Subdivision</b>	DEER RUN AT STONE CANYON PHASE IV								
<b>Lot/Block</b>	0003 / 0001	<b>Parcel Size</b>	1 - Lots						
<b>Sec/Twn/Rng</b>	6 / 20 / 15 / 5								
<b>Neighborhood</b>	1039 - R-V04, SW OWASSO								
<b>School District</b>	S002 - CATOOSA SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.24021041 -95.76116675									
<b>Building Permits</b>									
LOT 3 BLOCK 1 DEER RUN AT STONE CANYON PHASE IV									
<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>					
R23 412	R25 NEW SFR 3588 SQ FT	01/2024	11/2024	260,000					
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>					
H	Homestead	Yes	1,000	1,000					
<b>Sale History</b>									
<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
/	EXECUTIVE HOMES LLC	09/20/2024	720,500	YES					
/	PRITCHARD, GEORGE W IV &	11/29/2023	125,000	15					
/	C.A.B.O DEVELOPMENT COMPANY LL	09/26/2022	92,500	YES					
<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	2025	Land Value	177,253	177,253	11%	19,498	Assessed	44,365 4,119.73	
Year Frozen		Improvements	226,067	226,067		24,867	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	403,320	403,320		44,365	Total Taxable	43,365 4,027.00	
<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	2025-660106251	NAUGLE, LARRY M & JANE M	20	394,552	1000	42,401	3,937.00		
2024	2024-660106251	NAUGLE, LARRY M & JANE M	20	125,000	0	13,750	1,244.00		
2023	2023-660106251	PRITCHARD, GEORGE W IV &	20	92,500	0	10,175	883.00		
2022	2022-660106251	PRITCHARD, GEORGE W IV &	20	4,470	0	492	43.00		



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6606		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	28,777.00 x 4.66 = 134,187		
Factor Value			
Adjustments	1.3209		
Lot Value	177,253		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
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	2,938 / 3,580
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,938
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	861 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2024 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	110.94	Total Misc Impr	+ 25,478
Roofing Adj	+ 5.26	Garage Cost	+ 55,466
Subfloor Adj	+ -3.59	Total RCN	= 576,702
Heat/Cool Adj	+ 18.45	Depreciation ( 2%)	- 11,534
Plumbing Adj	+ 7.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 565,168
Adj Base Cost	= 138.48	Lot Value	+ 177,253
Total Area	x 3,580	Indicated Value	= 742,421
Adjusted Cost	= 495,758	Value Per SqFt	207.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	565,168		
Lot Value	177,253		
Indicated Value	742,421	207.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	742,421	207.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161570	62		62	37.12		2,301
PRCH	Porch	161571	440		440	35.44		15,594
FPPF	Fireplace - Prefabricated		1	2024	1	7,583.24		7,583



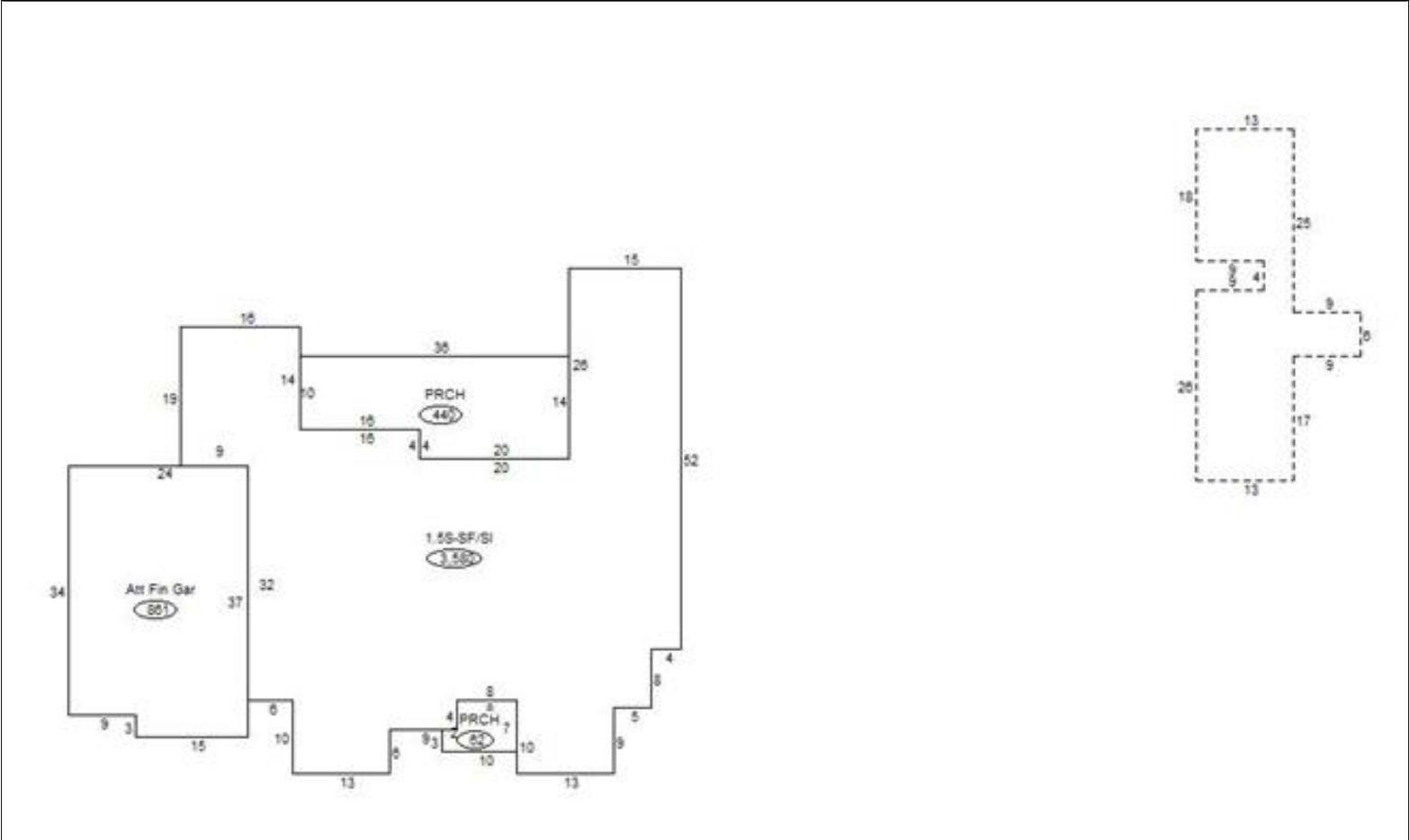
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,938	1.219	3,580
2	U	^UL		20	Upper Level (1)	642	1.000	642
3	G	5		20	Att Fin Gar	861	1.000	861
4	M	PRCH		20	PRCH	62	1.000	62
5	M	PRCH		20	PRCH	440	1.000	440
<b>Total Building Area</b>						2,938		3,580