



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:43:37  
Page 1

Assessment Data					Primary Image				
Account	660106252				<p>660106252_001.JPG 10/7/2025</p>				
Parcel ID	000000-0001-004-0-000-00								
Cadastral ID	06-20-15-02740								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	346488								
TRAN, TRINH DIEM									
5943 N MEADOWS RIDGE RD OWASSO OK 74055-0000									
<b>Parcel Location</b>									
Situs	05943 N MEADOWS RIDGE RD								
Subdivision	DEER RUN AT STONE CANYON PHASE IV								
Lot/Block	0004 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	6 / 20 / 15 / 5								
Neighborhood	1039 - R-V04, SW OWASSO								
School District	S002 - CATOOSA SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.23983487 -95.76119440									
LOT 4 BLOCK 1 DEER RUN AT STONE CANYON PHASE IV									
<b>Building Permits</b>									
		<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>			
		R23 413	R25 NEW SFR 3650 SQ FT	01/2024	11/2024	250,000			
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Sale History</b>				
					<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	EXECUTIVE HOMES LLC	02/21/2025	731,000	15
					/	BRAVO CONSTRUCTION &	11/29/2023	250,000	WB
					/	C.A.B.O DEVELOPMENT COMPANY LL	04/14/2022	182,500	WB
<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	2026	<b>Land Value</b>	157,196	157,196	11%	17,292	<b>Assessed</b>	44,216	4,105.90
Year Frozen		<b>Improvements</b>	244,768	244,768		26,924	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
TIF Project ID	0	<b>Total Value</b>	401,964	401,964		44,216	<b>Total Taxable</b>	44,216	4,106.00
<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	2025-660106252	TRAN, TRINH DIEM			20	397,455	0	38,898	3,612.00
2024	2024-660106252	EXECUTIVE HOMES LLC			20	125,000	0	13,750	1,244.00
2023	2023-660106252	BRAVO CONSTRUCTION &			20	4,470	0	492	43.00
2022	2022-660106252	BRAVO CONSTRUCTION &			20	4,470	0	492	43.00



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:43:37  
 Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6022		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	26,232.00 x 4.89 = 128,334		
Factor Value			
Adjustments	1.2249		
Lot Value	157,196		



660106252\_001.JPG 10/7/2025

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	3,013 / 3,691
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,013
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	816 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	578,313		
Lot Value	157,196		
Indicated Value	735,509	199.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	735,509	199.27	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.71	Total Misc Impr	+ 28,190
Roofing Adj	+ 5.21	Garage Cost	+ 52,567
Subfloor Adj	+ -3.57	Total RCN	= 590,115
Heat/Cool Adj	+ 18.45	Depreciation ( 2%)	- 11,802
Plumbing Adj	+ 7.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 578,313
Adj Base Cost	= 138.00	Lot Value	+ 157,196
Total Area	x 3,691	Indicated Value	= 735,509
Adjusted Cost	= 509,358	Value Per SqFt	199.27

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161547	10x5		50	37.16		1,858
PRCH	Porch	161548	534		534	35.11		18,749
FPPF	Fireplace - Prefabricated		1	2024	1	7,583.24		7,583

