



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660106253								
Parcel ID	000000-0001-005-0-000-00								
Cadastral ID	06-20-15-02750								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	339709								
WAREHIME, ANDY & HEATHER									
5927 N MEADOWS RIDGE RD OWASSO OK 74055-0000									
Parcel Location									
Situs	05927 N MEADOWS RIDGE RD								
Subdivision	DEER RUN AT STONE CANYON PHASE IV								
Lot/Block	0005 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	6 / 20 / 15 / 5								
Neighborhood	1039 - R-V04, SW OWASSO								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.23943061 -95.76128303									
LOT 5 BLOCK 1 DEER RUN AT STONE CANYON PHASE IV									
Building Permits									
Number		Description		Opened	Closed	Amount			
R22 399		R23 NEW SFR 3585 SQ FT		09/2022	06/2023	448,125			
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					/	C.A.B.O DEVELOPMENT COMPANY LL	09/22/2022	92,500	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2023	Land Value	133,254	133,254	11%	14,658	Assessed	81,209	7,541.07
Year Frozen		Improvements	608,793	605,002		66,551	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	742,047	738,256		81,209	Total Taxable	80,209	7,448.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660106253	WAREHIME, ANDY & HEATHER			20	716,754	1000	77,843	7,229.00
2024	2024-660106253	WAREHIME, ANDY & HEATHER			20	754,793	1000	80,624	7,293.00
2023	2023-660106253	WAREHIME, ANDY & HEATHER			20	92,500	0	10,175	883.00
2022	2022-660106253	WAREHIME, ANDY & HEATHER			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	0.5093		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,185.00 x 5.37 = 119,026		
Factor Value			
Adjustments	1.1195		
Lot Value	133,254		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,461 / 3,530
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,461
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,530 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	103.88	Total Misc Impr	+ 39,477
Roofing Adj	+ 4.33	Garage Cost	+ 92,825
Subfloor Adj	+ -3.21	Total RCN	= 594,838
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 11,897
Plumbing Adj	+ 8.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 582,941
Adj Base Cost	= 131.03	Lot Value	+ 133,254
Total Area	x 3,530	Indicated Value	= 716,195
Adjusted Cost	= 462,536	Value Per SqFt	202.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	582,941		
Lot Value	133,254		
Indicated Value	716,195	202.89	Per SqFt
Agland Value			
Site Improvements	25,852		
Total Value	742,047	210.21	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2023	1	0.00	
FPPF	Fireplace - Prefabricated	0		1 2023	1	7,141.75	7,142
ODFP	Outdoor Fireplace/Firepit	0		1 2023	1	4,987.18	4,987
PRCH	Slab Porch - Covered	157468	12x10		120	36.17	4,340
PRCH	Slab Porch - Covered	157469	536		536	34.43	18,454
PRCH	Slab Porch - Covered	157470	21x6		126	36.14	4,554

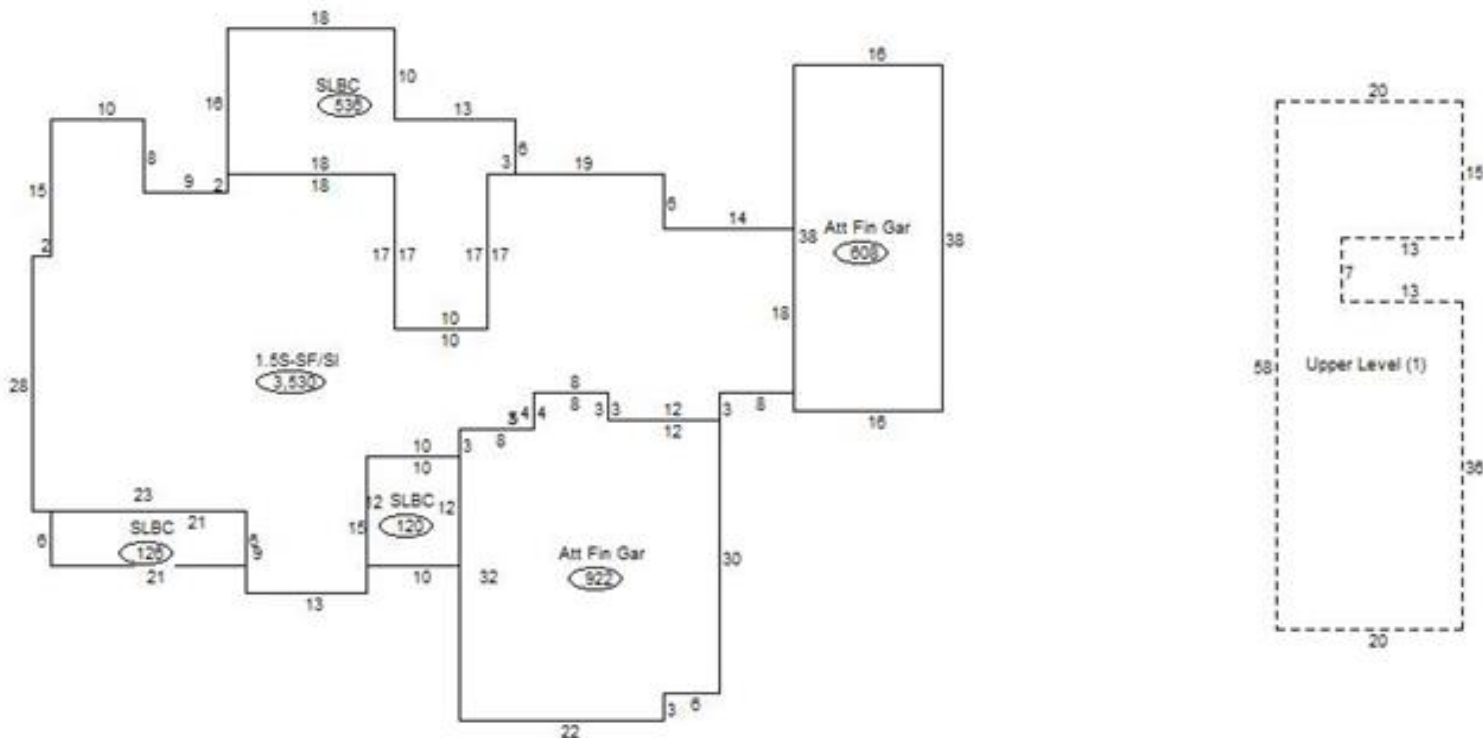


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Sketch Image

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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	2,461	1.434	3,530
2	U	^UL		20	Upper Level (1)	1,069	1.000	1,069
3	G	5		20	Att Fin Gar	922	1.000	922
4	G	5		20	Att Fin Gar	608	1.000	608
5	M	PRCH		20	SLBC	120	1.000	120
6	M	PRCH		20	SLBC	536	1.000	536
7	M	PRCH		20	SLBC	126	1.000	126
Total Building Area						2,461		3,530



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		505
	Qual	4	Cond 4	Year	Eff Age	2
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (56.88 x 505)	28,724	28,724	2,872	25,852