



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:43:40
 Page 1

Assessment Data					Primary Image				
Account	660106254								
Parcel ID	000000-0001-006-0-000-00								
Cadastral ID	06-20-15-02760								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	344732								
MIMS, VINCENT & JEANIE									
PO BOX 2188 OWASSO OK 74055-0000									
Parcel Location									
Situs	05881 N MEADOWS RIDGE RD								
Subdivision	DEER RUN AT STONE CANYON PHASE IV								
Lot/Block	0006 / 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: 36.23899495 -95.76127144									
LOT 6 BLOCK 1 DEER RUN AT STONE CANYON PHASE IV									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 212	NEW SFR 4309 SQ FT	07/2024	05/2025	800,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
SHLT	Other	Yes	492	492					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	EPIC CUSTOM HOMES LLC	06/28/2024	105,000	YES					
/	C.A.B.O DEVELOPMENT COMPANY LL	06/09/2022	932,500	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2025	Land Value	105,000	105,000	11%	Assessed	89,890	8,347.19	
Year Frozen		Improvements	712,186	712,186		Penalty	0		
Uncapped Value	712,186	Mobile Home	0	0	0	Exemption	492	-46.00	
TIF Project ID	0	Total Value	817,186	817,186	89,890	Total Taxable	89,398	8,301.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106254	MIMS, VINCENT & JEANIE	20	105,000	0	11,550	1,073.00		
2024	2024-660106254	MIMS, VINCENT & JEANIE	20	93,250	0	516	47.00		
2023	2023-660106254	EPIC CUSTOM HOMES LLC	20	4,470	0	492	43.00		
2022	2022-660106254	EPIC CUSTOM HOMES LLC	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 10:43:41
Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4621		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	20,128.00 x 5.68 = 114,294		
Factor Value			
Adjustments	0.9187		
Lot Value	105,000		



660106254_001.JPG 5/13/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Frame, Stucco 15% Veneer, Stone
Base/Total Area	3,665 / 4,235
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,665
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,334 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	109,31	Total Misc Impr	+ 25,479
Roofing Adj	+ 5.88	Garage Cost	+ 109,175
Subfloor Adj	+ -5.55	Total RCN	= 719,380
Heat/Cool Adj	+ 20.10	Depreciation (1%)	- 7,194
Plumbing Adj	+ 8.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 712,186
Adj Base Cost	= 138.07	Lot Value	+ 105,000
Total Area	x 4,235	Indicated Value	= 817,186
Adjusted Cost	= 584,726	Value Per SqFt	192.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	712,186		
Lot Value	105,000		
Indicated Value	817,186	192.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	817,186	192.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172102	9x7		63	45.73		2,881
PATC	Patio - Covered	172103	489		489	22.34		10,924
PATO	Patio - Open	172104	19x9		171	16.06		2,746
FPR1	Fireplace - Residential 1 Story			1 2025	1	8,928.49		8,928
SHLT	STORM SHELTER			1 2025	1	0.00		

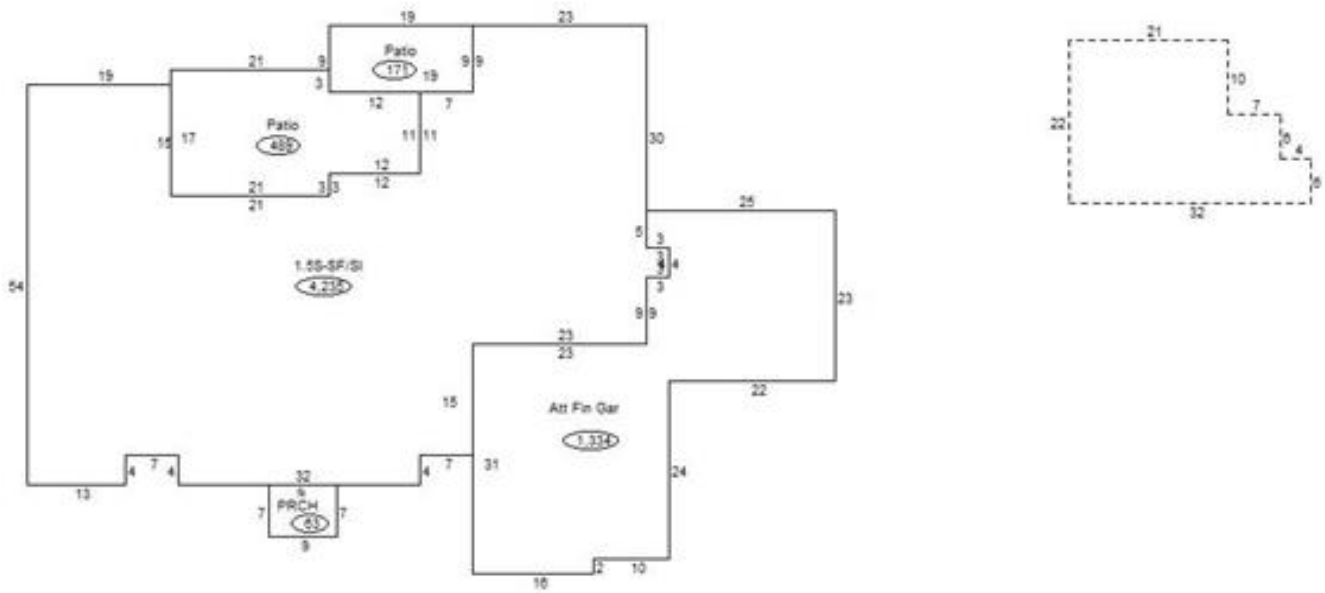


Rogers
Assessment Property Record Card for Tax Year 2026
 Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:43:41
 Page 3

Sketch Image

660106254



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	3,665	1.156	4,235
2	U	^UL		20	Upper Level (1)	570	1.000	570
3	G	5		20	Att Fin Gar	1,334	1.000	1,334
4	M	PRCH		20	PRCH	63	1.000	63
5	M	PATC		20	Patio	489	1.000	489
6	M	PATO		20	Patio	171	1.000	171
Total Building Area						3,665		4,235