



# 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																												
<b>Account</b>	660106255																																
<b>Parcel ID</b>	000000-0001-007-0-000-00																																
<b>Cadastral ID</b>	06-20-15-02770																																
<b>Property Type</b>	REAL - Real Property																																
<b>Property Class</b>	RRP	<b>VI Area</b>	3																														
<b>Tax Area</b>	20 - CATOOSA RURAL																																
<b>Name ID</b>	340705																																
REINERT, MICHAEL & VALERIE																																	
REVOCABLE LIVING TRUST																																	
5855 N MEADOW RIDGE RD OWASSO OK 74055-0000																																	
Parcel Location					\\tsclient\T\ROB STUFF\2023-3-20\IMG_0011.JPG 3/20/2023																												
<b>Situs</b>	05855 N MEADOWS RIDGE RD				<table border="1"> <thead> <tr> <th colspan="6">Building Permits</th> </tr> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> <th></th> </tr> </thead> <tbody> <tr> <td>R22 97</td> <td>R23 NEW POOL</td> <td>11/2022</td> <td>06/2023</td> <td>82,000</td> <td></td> </tr> <tr> <td>R22 183</td> <td>R23 NEW SFR 2613 SQ FT</td> <td>05/2022</td> <td>03/2023</td> <td>350,000</td> <td></td> </tr> </tbody> </table>					Building Permits						Number	Description	Opened	Closed	Amount		R22 97	R23 NEW POOL	11/2022	06/2023	82,000		R22 183	R23 NEW SFR 2613 SQ FT	05/2022	03/2023	350,000	
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<b>Subdivision</b>	DEER RUN AT STONE CANYON PHASE IV																																
<b>Lot/Block</b>	0007 / 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																																
Legal Description					Lat/Long: 36.23860741 -95.76133121																												
LOT 7 BLOCK 1 DEER RUN AT STONE CANYON PHASE IV																																	
Exemptions					Sale History																												
<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	Yes	1,000	1,000	/	HENSLEY CUSTOM HOMES LLC	01/27/2023	621,000	YES																								
					/	C.A.B.O DEVELOPMENT COMPANY LL	04/27/2022	92,500	15																								
Parcel Valuation																																	
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.860	<b>Current Tax</b>																								
<b>Remove Cap</b>	2024		<b>Land Value</b>	238,290	238,290	11%	26,212	<b>Assessed</b>	67,434 6,261.92																								
<b>Year Frozen</b>			<b>Improvements</b>	399,418	374,746		41,222	<b>Penalty</b>	0																								
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000 -93.00																								
<b>TIF Project ID</b>	0		<b>Total Value</b>	637,708	613,036		67,434	<b>Total Taxable</b>	66,434 6,169.00																								
Assessment History																																	
<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	2025-660106255	REINERT, MICHAEL & VALERIE			20	595,181	1000	64,470	5,987.00																								
2024	2024-660106255	REINERT, MICHAEL ROBERT &			20	621,473	1000	67,362	6,094.00																								
2023	2023-660106255	REINERT, MICHAEL ROBERT &			20	4,470	0	492	43.00																								
2022	2022-660106255	HENSLEY CUSTOM HOMES LLC			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	0.3691		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	16,079.00 x 5.70 = 91,650		
Factor Value			
Adjustments	2.6000		
Lot Value	238,290		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Veneer, Stone
Base/Total Area	2,246 / 2,636
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,246
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	374,029		
Lot Value	238,290		
Indicated Value	612,319	232.29	Per SqFt
Agland Value			
Site Improvements	25,389		
Total Value	637,708	241.92	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	105.96	Total Misc Impr	+	27,832
Roofing Adj	+ 5.03	Garage Cost	+	
Subfloor Adj	+ -3.93	Total RCN	=	381,662
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	-	7,633
Plumbing Adj	+ 10.86	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	374,029
Adj Base Cost	= 134.23	Lot Value	+	238,290
Total Area	x 2,636	Indicated Value	=	612,319
Adjusted Cost	= 353,830	Value Per SqFt		232.29

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156600	152		152	32.55		4,948
PRCH	Slab Porch - Covered	156601	17x15		255	32.08		8,180
FPPF	Fireplace - Prefabricated		1	2023	1	6,700.26		6,700
ODFP	Outdoor Fireplace/Firepit		1	2023	1	4,196.11		4,196
SHLT	STORM SHELTER (AG)		1	2023	1	0.00		
GENR	Generator - Residential Standby		1	2023	1	3,808.00		3,808



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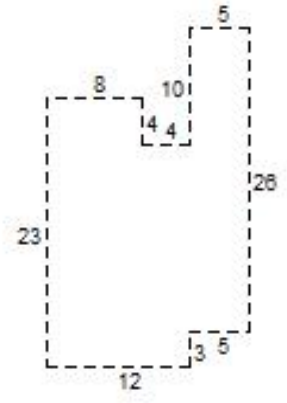
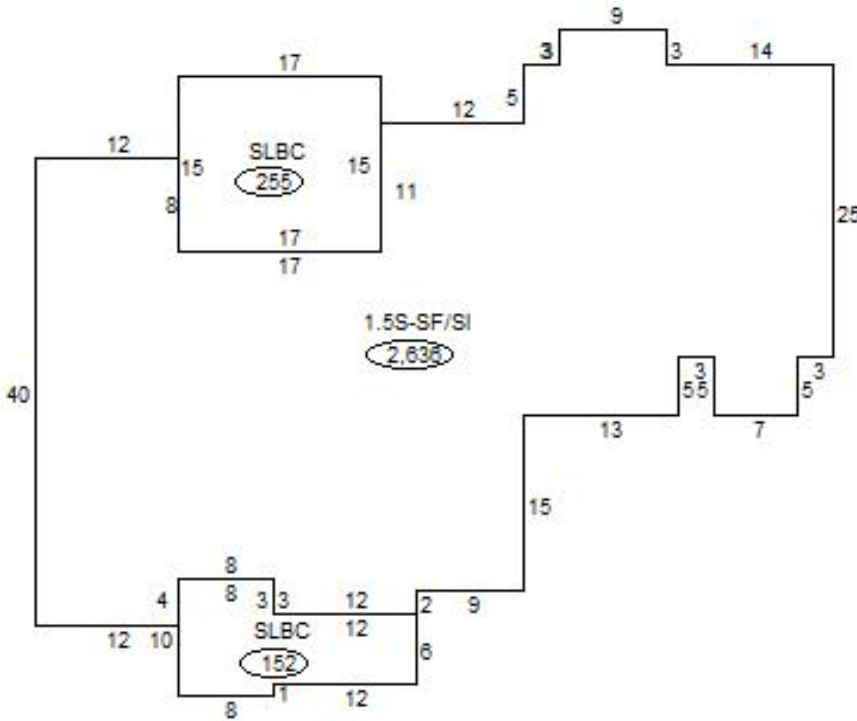
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### Sketch Image

660106255



### 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	2,246	1.174	2,636
2	U	^UL		20	Upper Level (1)	390	1.000	390
3	M	PRCH		20	SLBC	152	1.000	152
4	M	PRCH		20	SLBC	255	1.000	255
<b>Total Building Area</b>						<b>2,246</b>		<b>2,636</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		495
	Qual	4	Cond 4	Year	Eff Age	2
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (56.99 x 495)	28,210	28,210	2,821	25,389