



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:44:30
Page 1

Assessment Data					Primary Image																																																																
Account 660106280 Parcel ID 000000-0003-006-0-000-00 Cadastral ID 01-20-14-04930 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340380 QUICK, JEFFREY & SYDNEY 5912 N MEADOWS RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 05912 N MEADOWS RIDGE RD Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS																																																																					
Legal Description Lot/Long: 36.23948798 -95.76209984 LOT 6 BLOCK 3 DEER RUN AT STONE CANYON PHASE IV																																																																					
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Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5458		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	23,774.00 x 5.16 = 122,680		
Factor Value			
Adjustments	1.0000		
Lot Value	122,680		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,766 / 2,766
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,766
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 5.0
Basement Area	
Garage Type	838 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	502,578	181.70 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	6	
Indicated Value	476,160	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	499,889		
Lot Value	122,680		
Indicated Value	622,569	225.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	622,569	225.08	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	122.42	Total Misc Impr	+ 24,390
Roofing Adj	+ 6.48	Garage Cost	+ 53,984
Subfloor Adj	+ -4.41	Total RCN	= 510,091
Heat/Cool Adj	+ 18.45	Depreciation (2%)	- 10,202
Plumbing Adj	+ 13.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 499,889
Adj Base Cost	= 156.08	Lot Value	+ 122,680
Total Area	x 2,766	Indicated Value	= 622,569
Adjusted Cost	= 431,717	Value Per SqFt	225.08

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156081	7x6		42	37.19		1,562
PRCH	Slab Porch - Covered	156082	21x14		294	35.95		10,569
FPPF	Fireplace - Prefabricated			1	1	7,583.24		7,583
SHLT	STORM SHELTER (AG)			1	2023	1	0.00	
GENR	Generator - Residential Standby			1	1	4,676.00		4,676

