



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:44:32  
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Assessment Data				Primary Image															
Account	660106281																		
Parcel ID	000000-0003-007-0-000-00																		
Cadastral ID	01-20-14-04940																		
Property Type	REAL - Real Property																		
Property Class	RRP	VI Area	3																
Tax Area	3 - OWASSO RURAL/NO FIRE																		
Name ID	340656																		
GRESHAM, BARBARA J																			
REVOCABLE TRUST																			
5876 N MEADOWS RIDGE RD OWASSO OK 74055-0000																			
Parcel Location				\\tsclient\T\ROB STUFF\2023-3-22\IMG_0015.JPG 3/22/2023															
Situs	05876 N MEADOWS RIDGE RD																		
Subdivision	DEER RUN AT STONE CANYON PHASE IV																		
Lot/Block	0007 / 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				Building Permits															
LOT 7 BLOCK 3 DEER RUN AT STONE CANYON PHASE IV				<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R22 265</td> <td>R23 NEW SFR 2946 SQ FT</td> <td>06/2022</td> <td>03/2023</td> <td>230,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 265	R23 NEW SFR 2946 SQ FT	06/2022	03/2023	230,000
Number	Description	Opened	Closed	Amount															
R22 265	R23 NEW SFR 2946 SQ FT	06/2022	03/2023	230,000															
Lat/Long: 36.23904418 -95.76195908																			
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	01/18/2023	688,000	YES										
					/	C.A.B.O DEVELOPMENT COMPANY LL	03/15/2022	812,500	WB										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax											
Remove Cap	2024	Land Value	123,773	123,773	11%	Assessed	77,261	7,568.49											
Year Frozen		Improvements	593,456	578,604		Penalty	0												
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-97.00											
TIF Project ID	0	Total Value	717,229	702,377	77,261	Total Taxable	76,261	7,471.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660106281	GRESHAM, BARBARA J	3	681,920	1000	74,011	7,250.00												
2024	2024-660106281	GRESHAM, BARBARA J	3	704,300	1000	76,473	7,347.00												
2023	2023-660106281	GRESHAM, BARBARA J	3	4,470	0	492	46.00												
2022	2022-660106281	EXECUTIVE HOMES LLC	3	4,470	0	492	48.00												



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5567		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	24,249.00 x 5.10 = 123,773		
Factor Value			
Adjustments	1.0000		
Lot Value	123,773		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,966 / 2,966
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,966
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	701 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	593,456		
Lot Value	123,773		
Indicated Value	717,229	241.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	717,229	241.82	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	129.79	Total Misc Impr	+ 51,148
Roofing Adj	+ 7.53	Garage Cost	+ 71,222
Subfloor Adj	+ -8.75	Total RCN	= 599,451
Heat/Cool Adj	+ 21.74	Depreciation ( 1%)	- 5,995
Plumbing Adj	+ 10.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 593,456
Adj Base Cost	= 160.85	Lot Value	+ 123,773
Total Area	x 2,966	Indicated Value	= 717,229
Adjusted Cost	= 477,081	Value Per SqFt	241.82

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156626	7x5		35	46.99		1,645
PRCH	Slab Porch - Covered	156627	572		572	43.94		25,134
PATO	Slab Porch - Open	156628	43x10		430	13.50		5,805
FPPF	Fireplace - Prefabricated			1 2023	1	8,933.68		8,934
ODFP	Outdoor Fireplace/Firepit			1 20223	1	9,630.41		9,630

