



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:44:34  
Page 1

Assessment Data					Primary Image																																												
<b>Account</b> 660106282 <b>Parcel ID</b> 000000-0003-008-0-000-00 <b>Cadastral ID</b> 01-20-14-04950 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 348929 MEANS, LAUREN & JONATHAN THOMPSON  5851 N RIVER BIRCH RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 05851 N RIVER BIRCH RD <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE IV <b>Lot/Block</b> 0008 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">06/28/2023</p> <p style="font-size: small;">\\tsclient\T\ROB STUFF\2023-6-28\IMG_0001.JPG 6/28/2023</p>																																												
<b>Legal Description</b> Lat/Long: 36.23901088 -95.76244944 LOT 8 BLOCK 3 DEER RUN AT STONE CANYON PHASE IV																																																	
<b>Exemptions</b>					<b>Building Permits</b>																																												
					<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 203</td> <td>R23 NEW SFR 3734 SQ FT</td> <td>05/2022</td> <td>06/2023</td> <td>350,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 203	R23 NEW SFR 3734 SQ FT	05/2022	06/2023	350,000																														
Number	Description	Opened	Closed	Amount																																													
R22 203	R23 NEW SFR 3734 SQ FT	05/2022	06/2023	350,000																																													
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Sale History</b>																																		
Code	Type	Active	Maximum	Exemption																																													
					<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>FIRSTAR BANK</td> <td>12/01/2025</td> <td>625,000</td> <td>3</td> </tr> <tr> <td>/</td> <td>ASHER HOMES LLC</td> <td>04/22/2024</td> <td>0</td> <td>WB</td> </tr> <tr> <td>/</td> <td>C.A.B.O DEVELOPMENT COMPANY LL</td> <td>04/22/2022</td> <td>90,000</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	FIRSTAR BANK	12/01/2025	625,000	3	/	ASHER HOMES LLC	04/22/2024	0	WB	/	C.A.B.O DEVELOPMENT COMPANY LL	04/22/2022	90,000	15																				
Bk/Pg	Grantor	Date	Price	Code																																													
/	FIRSTAR BANK	12/01/2025	625,000	3																																													
/	ASHER HOMES LLC	04/22/2024	0	WB																																													
/	C.A.B.O DEVELOPMENT COMPANY LL	04/22/2022	90,000	15																																													
<b>Parcel Valuation</b>																																																	
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> </tr> </tbody> </table>		Source	REAL	Remove Cap	2026	<table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>Land Value</td> <td>125,367</td> <td>125,367</td> <td>13,790</td> </tr> <tr> <td>Improvements</td> <td>584,762</td> <td>584,762</td> <td>64,324</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td></td> <td></td> </tr> <tr> <td><b>Total Value</b></td> <td><b>710,129</b></td> <td><b>710,129</b></td> <td><b>78,114</b></td> </tr> </tbody> </table>			Fair Cash	Capped	Asmnt Level	Assessed	Land Value	125,367	125,367	13,790	Improvements	584,762	584,762	64,324	Uncapped Value	0	0	0	TIF Project ID	0			<b>Total Value</b>	<b>710,129</b>	<b>710,129</b>	<b>78,114</b>	<table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>97.960</td> <td>7,652.05</td> </tr> <tr> <td><b>Assessed</b></td> <td><b>78,114</b></td> </tr> <tr> <td><b>Penalty</b></td> <td><b>0</b></td> </tr> <tr> <td><b>Exemption</b></td> <td><b>0</b></td> </tr> <tr> <td><b>Total Taxable</b></td> <td><b>78,114</b></td> </tr> </tbody> </table>		Levy Rate	Current Tax	97.960	7,652.05	<b>Assessed</b>	<b>78,114</b>	<b>Penalty</b>	<b>0</b>	<b>Exemption</b>	<b>0</b>	<b>Total Taxable</b>	<b>78,114</b>			
Source	REAL																																																
Remove Cap	2026																																																
Fair Cash	Capped	Asmnt Level	Assessed																																														
Land Value	125,367	125,367	13,790																																														
Improvements	584,762	584,762	64,324																																														
Uncapped Value	0	0	0																																														
TIF Project ID	0																																																
<b>Total Value</b>	<b>710,129</b>	<b>710,129</b>	<b>78,114</b>																																														
Levy Rate	Current Tax																																																
97.960	7,652.05																																																
<b>Assessed</b>	<b>78,114</b>																																																
<b>Penalty</b>	<b>0</b>																																																
<b>Exemption</b>	<b>0</b>																																																
<b>Total Taxable</b>	<b>78,114</b>																																																
<b>Assessment History</b>																																																	
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660106282</td> <td>FIRSTAR BANK</td> <td>3</td> <td>681,031</td> <td>0</td> <td>542</td> <td>53.00</td> </tr> <tr> <td>2024</td> <td>2024-660106282</td> <td>FIRSTAR BANK</td> <td>3</td> <td>681,409</td> <td>0</td> <td>516</td> <td>50.00</td> </tr> <tr> <td>2023</td> <td>2023-660106282</td> <td>ASHER HOMES LLC</td> <td>3</td> <td>4,470</td> <td>0</td> <td>492</td> <td>46.00</td> </tr> <tr> <td>2022</td> <td>2022-660106282</td> <td>ASHER HOMES LLC</td> <td>3</td> <td>4,470</td> <td>0</td> <td>492</td> <td>48.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660106282	FIRSTAR BANK	3	681,031	0	542	53.00	2024	2024-660106282	FIRSTAR BANK	3	681,409	0	516	50.00	2023	2023-660106282	ASHER HOMES LLC	3	4,470	0	492	46.00	2022	2022-660106282	ASHER HOMES LLC	3	4,470	0	492	48.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																										
2025	2025-660106282	FIRSTAR BANK	3	681,031	0	542	53.00																																										
2024	2024-660106282	FIRSTAR BANK	3	681,409	0	516	50.00																																										
2023	2023-660106282	ASHER HOMES LLC	3	4,470	0	492	46.00																																										
2022	2022-660106282	ASHER HOMES LLC	3	4,470	0	492	48.00																																										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:44:34  
Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5726		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	24,942.00 x 5.03 = 125,367		
Factor Value			
Adjustments	1.0000		
Lot Value	125,367		



\\tsclient\T\ROB STUFF\2023-6-28\IMG\_0001.JPG 6/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,231 / 3,745
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,231
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	863 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	

Cost Approach				Manual : 01/2025			
Base Cost	109.65	Total Misc Impr	+ 24,182				
Roofing Adj	+ 3.99	Garage Cost	+ 55,594				
Subfloor Adj	+ -2.75	Total RCN	= 590,669				
Heat/Cool Adj	+ 18.45	Depreciation ( 1%)	- 5,907				
Plumbing Adj	+ 7.08	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 584,762				
Adj Base Cost	= 136.42	Lot Value	+ 125,367				
Total Area	x 3,745	Indicated Value	= 710,129				
Adjusted Cost	= 510,893	Value Per SqFt	189.62				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	584,762		
Lot Value	125,367		
Indicated Value	710,129	189.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	710,129	189.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2023	1	8,198.48		8,198
PRCH	Slab Porch - Covered	157526	35x7		245	36.12		8,849
PRCH	Porch	157527	18x10		180	36.43		6,557
PATO	Patio - Open	157528	6x6		36	16.05		578



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

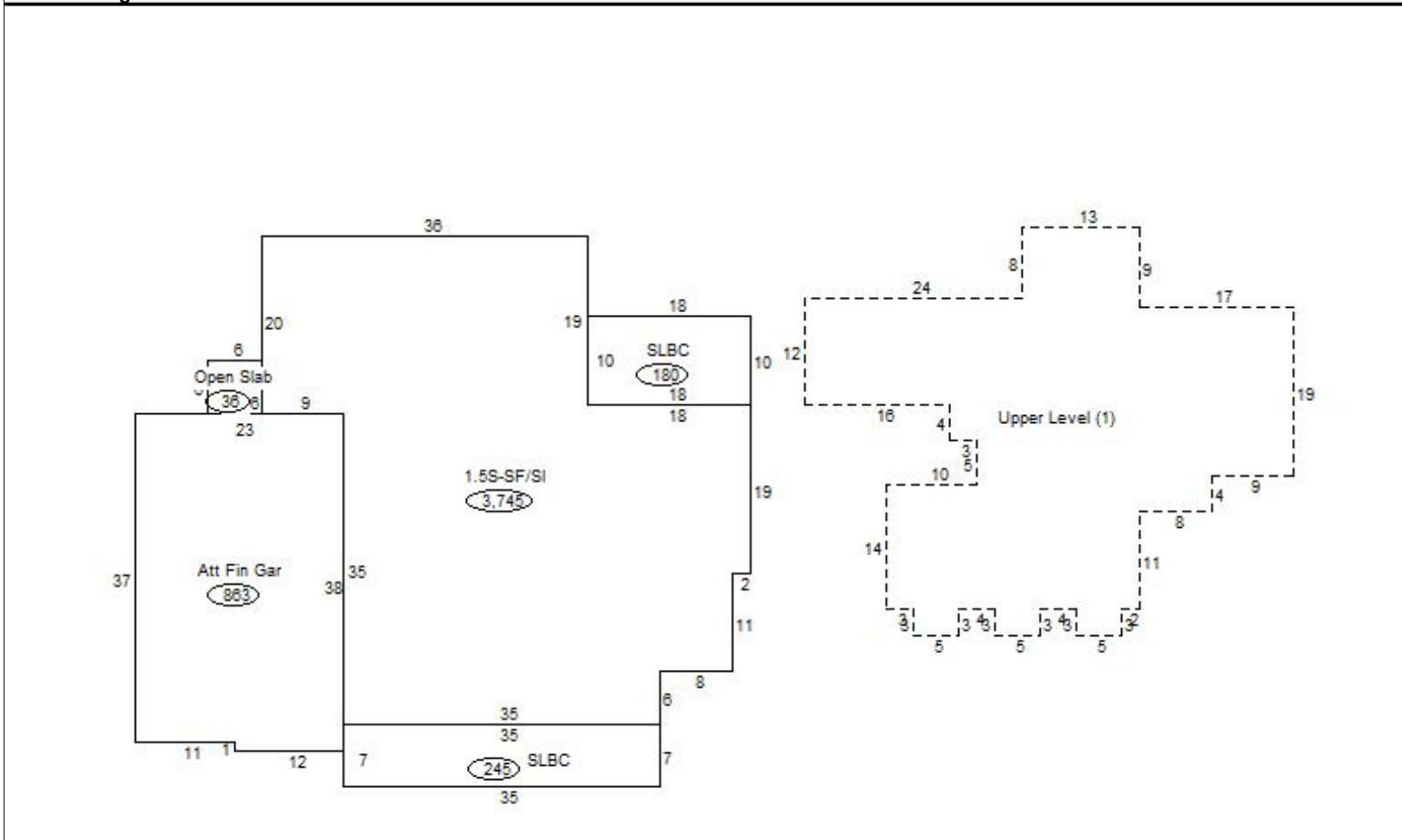
Date 04/18/2026

Time 10:44:34

Page 3

Sketch Image

660106282



### 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	2,231	1.679	3,745
2	U	^UL		20	Upper Level (1)	1,514	1.000	1,514
3	G	5		20	Att Fin Gar	863	1.000	863
4	M	PRCH		20	SLBC	245	1.000	245
5	M	PRCH		20	SLBC	180	1.000	180
6	M	PATO		20	Open Slab	36	1.000	36
<b>Total Building Area</b>						<b>2,231</b>		<b>3,745</b>