



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
Account 660106283 Parcel ID 000000-0003-009-0-000-00 Cadastral ID 01-20-14-04960 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341473 DYKES, BYRON WAYNE JR & KIMBERLY 5873 N RIVER BIRCH RD OWASSO OK 74055-0000 Parcel Location Situs 05873 N RIVER BIRCH RD Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0009 / 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: 36.23944171 -95.76271400 LOT 9 BLOCK 3 DEER RUN AT STONE CANYON PHASE IV																																																																					
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6959		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	30,315.00 x 4.54 = 137,725		
Factor Value			
Adjustments	1.0000		
Lot Value	137,725		



\\tsclient\T\ROB STUFF\2023-6-28\IMG_0005.JPG 6/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,309 / 2,871
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,309
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	854 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	119.32	Total Misc Impr	+	40,168
Roofing Adj	+ 5.84	Garage Cost	+	69,891
Subfloor Adj	+ -5.54	Total RCN	=	540,135
Heat/Cool Adj	+ 20.10	Depreciation (1%)	-	5,401
Plumbing Adj	+ 10.08	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	534,734
Adj Base Cost	= 149.80	Lot Value	+	137,725
Total Area	x 2,871	Indicated Value	=	672,459
Adjusted Cost	= 430,076	Value Per SqFt		234.22

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	534,734		
Lot Value	137,725		
Indicated Value	672,459	234.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	672,459	234.22	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2023	1	8,258.46		8,258
PRCH	Slab Porch - Covered	157533	9x7		63	45.73		2,881
PRCH	Slab Porch - Covered	157534	6x5		30	45.90		1,377
PRCH	Porch	157535	620		620	42.84		26,561
PATO	Patio - Open	157536	64		64	17.04		1,091



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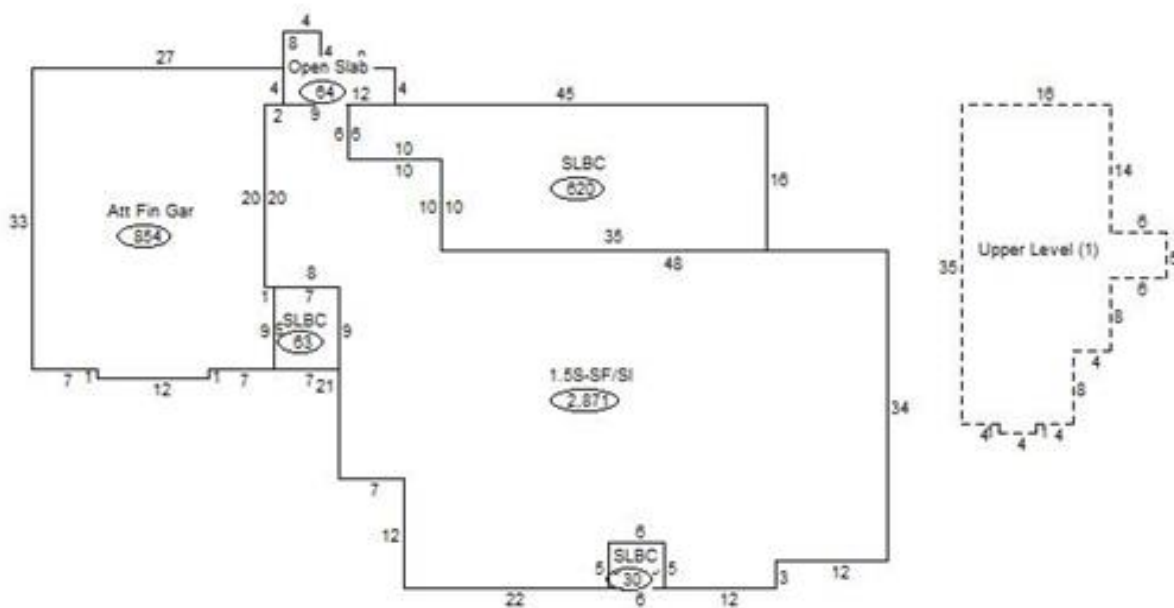
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Sketch Image

660106283



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	2,309	1.243	2,871
2	U	^UL		20	Upper Level (1)	562	1.000	562
3	G	5		20	Att Fin Gar	854	1.000	854
4	M	PRCH		20	SLBC	63	1.000	63
5	M	PRCH		20	SLBC	30	1.000	30
6	M	PRCH		20	SLBC	620	1.000	620
7	M	PATO		20	Open Slab	64	1.000	64
Total Building Area						2,309		2,871