



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				
Account	660106284				No Image On File				
Parcel ID	000000-0003-010-0-000-00								
Cadastral ID	01-20-14-04970								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	343808								
ADEYEYE, OLUROTIMI A & ADEWUMI M									
5897 N RIVER BIRCH RD OWASSO OK 74055-0000									
Parcel Location									
Situs	05897 N RIVER BIRCH RD								
Subdivision	DEER RUN AT STONE CANYON PHASE IV								
Lot/Block	0010 / 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 Lat/Long: 36.23946852 -95.76338010									
LOT 10 BLOCK 3 DEER RUN AT STONE CANYON PHASE IV					Building Permits				
					Number	Description	Opened	Closed	Amount
					R23 231	R24 NEW SFR 3986 SQ FT	08/2023	05/2024	250,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	03/08/2024	785,500	YES
					/	C.A.B.O DEVELOPMENT COMPANY LL	06/09/2023	92,500	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2025	Land Value	148,473	148,473	11%	16,332	Assessed	88,997	8,718.15
Year Frozen		Improvements	676,198	660,592		72,665	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	824,671	809,065		88,997	Total Taxable	87,997	8,620.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660106284	ADEYEYE, OLUROTIMI A &			3	785,500	0	86,405	8,464.00
2024	2024-660106284	ADEYEYE, OLUROTIMI A &			3	141,542	0	15,570	1,496.00
2023	2023-660106284	EXECUTIVE HOMES LLC			3	4,470	0	492	46.00
2022	2022-660106284	C.A.B.O DEVELOPMENT COMPANY LLC			3	4,470	0	492	48.00



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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.6672	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	29,064.00 x 4.64 = 134,847	
Factor Value		
Adjustments	1.1010	
Lot Value	148,473	

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	3,066 / 4,025
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,066
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	807 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 /

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	115.08	Total Misc Impr	+ 35,906				
Roofing Adj	+ 5.28	Garage Cost	+ 66,045				
Subfloor Adj	+ -4.98	Total RCN	= 676,198				
Heat/Cool Adj	+ 20.10	Depreciation (0%)	- 0				
Plumbing Adj	+ 7.19	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 676,198				
Adj Base Cost	= 142.67	Lot Value	+ 148,473				
Total Area	x 4,025	Indicated Value	= 824,671				
Adjusted Cost	= 574,247	Value Per SqFt	204.89				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	676,198		
Lot Value	148,473		
Indicated Value	824,671	204.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	824,671	204.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	160196	12x5		60	45.75		2,745
PRCH	Slab Porch - Covered	160197	534		534	43.20		23,069
PRCH	Slab Porch - Covered	160200	8x5		40	45.85		1,834
FPPF	Fireplace - Prefabricated			2024	1	8,258.46		8,258



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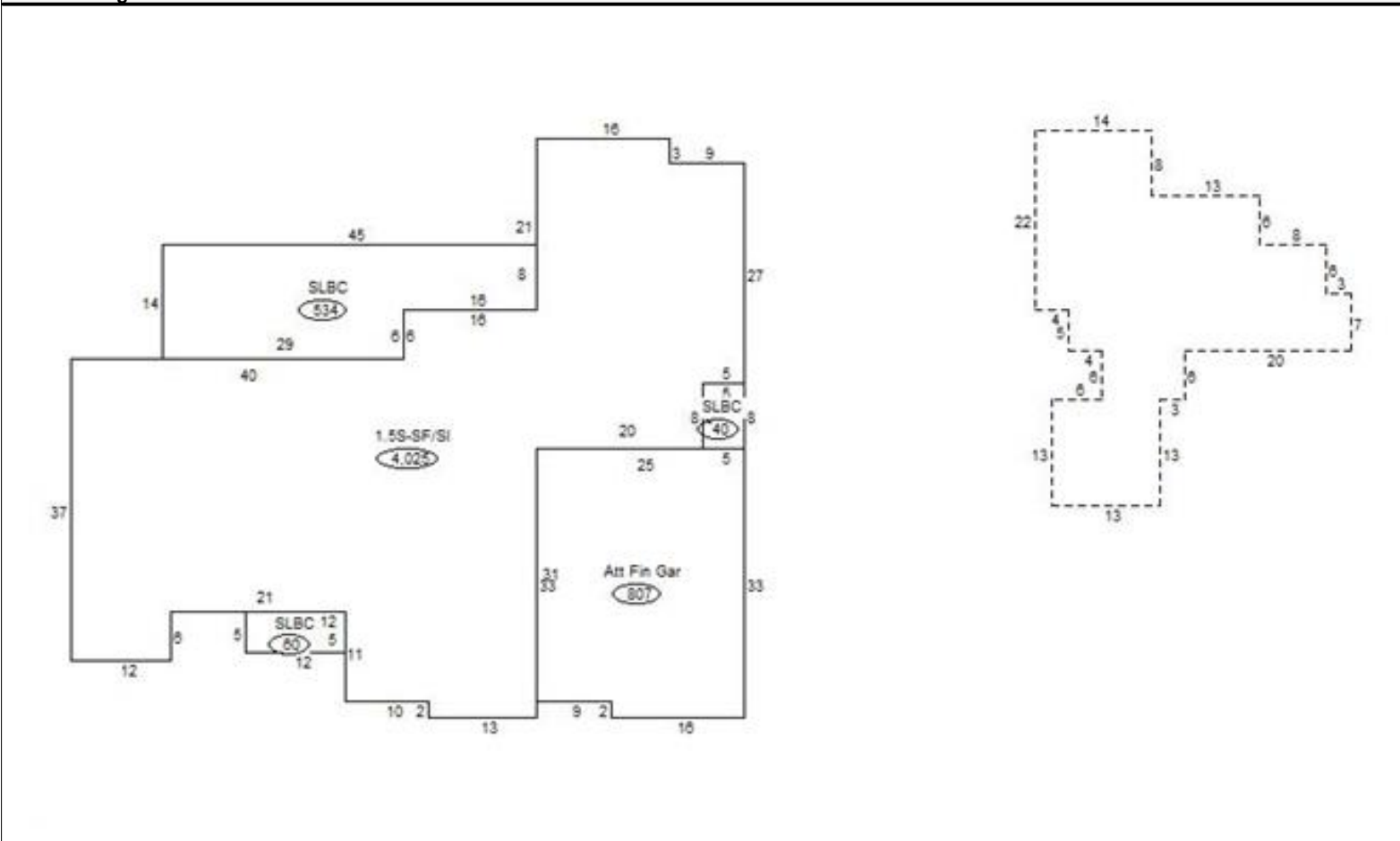
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Sketch Image

660106284



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		20	Att Fin Gar	807	1.000	807
2	M	PRCH		20	SLBC	60	1.000	60
3	M	PRCH		20	SLBC	534	1.000	534
4	R	5	Slab	20	1.5S-SF/SI	3,066	1.313	4,025
5	U	^UL		20	Upper Level (4)	959	1.000	959
6	M	PRCH		20	SLBC	40	1.000	40
Total Building Area						3,066		4,025