



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:45:08
Page 1

Assessment Data					Primary Image				
Account	660106300								
Parcel ID	000000-0004-016-0-000-00								
Cadastral ID	01-20-14-05130								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	341309								
ORR, MICHAEL DEAN JR & MARSHA JANE									
5922 N RIVER BIRCH RD OWASSO OK 74055-0000									
Parcel Location									
Situs	05922 N RIVER BIRCH RD								
Subdivision	DEER RUN AT STONE CANYON PHASE IV								
Lot/Block	0016 / 0004	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: 36.23952976 -95.76453240									
Building Permits									
LOT 16 BLOCK 4 DEER RUN AT STONE CANYON PHASE IV									
Number	Description	Opened	Closed	Amount					
R22 149	R23 NEW SFR 4365 SQ FT	04/2022	06/2023	400,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	ASHER HOMES LLC	03/30/2023	798,500	YES					
/	C.A.B.O DEVELOPMENT COMPANY LL	04/22/2022	92,500	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2024	Land Value	146,338	146,338	11%	16,097	Assessed	89,524 8,769.77	
Year Frozen		Improvements	686,339	667,518		73,427	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	832,677	813,856		89,524	Total Taxable	88,524 8,672.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106300	ORR, MICHAEL DEAN JR &	3	790,152	1000	85,917	8,416.00		
2024	2024-660106300	ORR, MICHAEL DEAN JR &	3	858,139	1000	93,395	8,972.00		
2023	2023-660106300	ORR, MICHAEL DEAN JR &	3	4,470	0	492	46.00		
2022	2022-660106300	ASHER HOMES LLC	3	4,470	0	492	48.00		



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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	0.864		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	37,635.00 x 4.11 = 154,561		
Factor Value			
Adjustments	0.9468		
Lot Value	146,338		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,779 / 4,441
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,779
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	1,027 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	101.96	Total Misc Impr	+ 64,514
Roofing Adj	+ 4.98	Garage Cost	+ 62,308
Subfloor Adj	+ -3.65	Total RCN	= 693,272
Heat/Cool Adj	+ 17.38	Depreciation (1%)	- 6,933
Plumbing Adj	+ 6.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 686,339
Adj Base Cost	= 127.55	Lot Value	+ 146,338
Total Area	x 4,441	Indicated Value	= 832,677
Adjusted Cost	= 566,450	Value Per SqFt	187.50

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	686,339		
Lot Value	146,338		
Indicated Value	832,677	187.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	832,677	187.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		2	2023	2	7,141.75	14,284
ODFP	Outdoor Fireplace/Firepit	0		1	2023	1	4,987.18	4,987
SHLT	STORM SHELTER	0		1	2023	1	0.00	
ODRK	Outdoor Kitchen	0		1	2023	1	6,010.00	6,010
PRCH	Porch	157541	12x5			60	36.46	2,188
PRCH	Porch	157542	333			333	35.08	11,682
PRCH	Porch	157543	30x15			450	34.71	15,620
PRCH	Porch	157544	276			276	35.30	9,743



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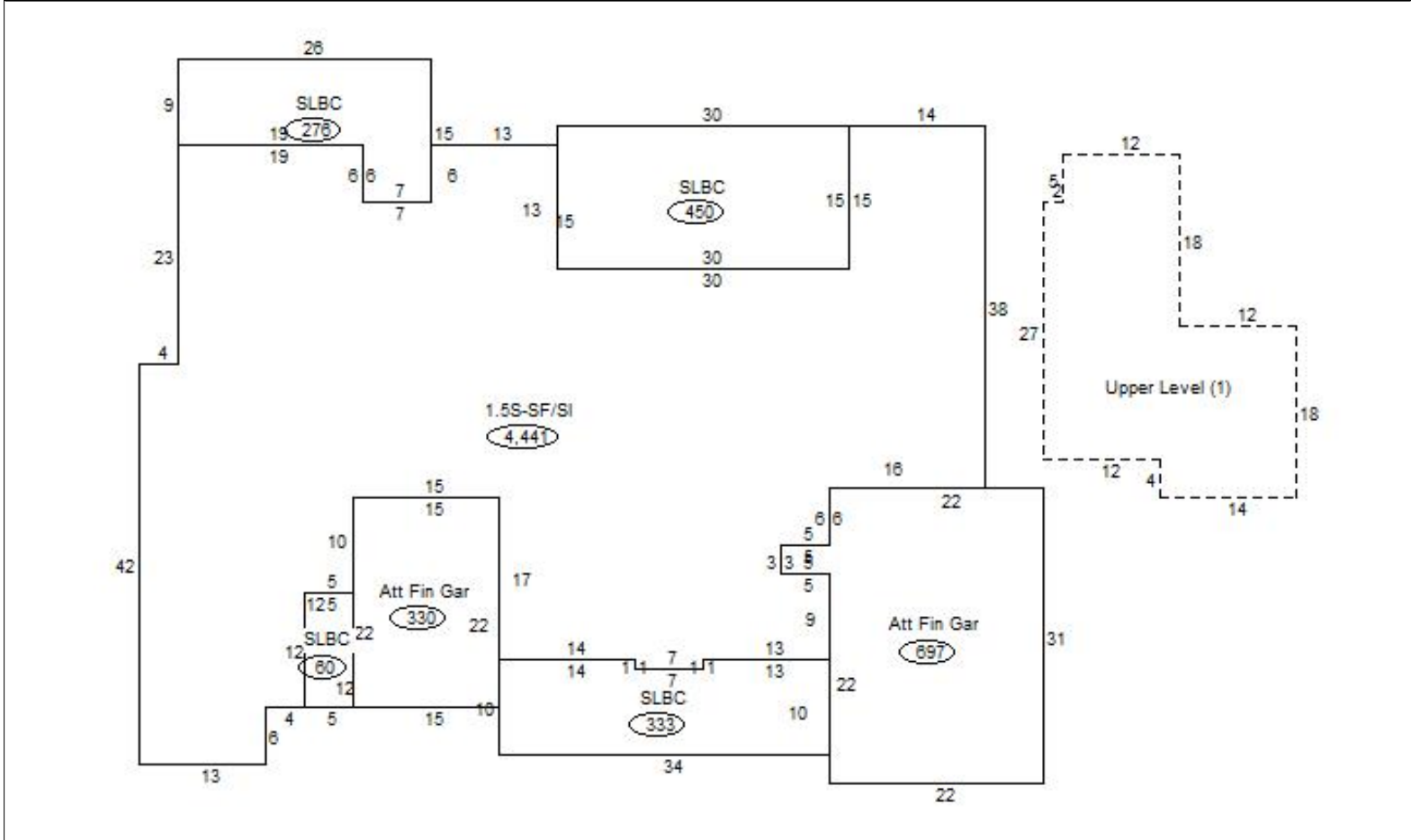
Date 04/18/2026

Time 10:45:09

Page 3

Sketch Image

660106300



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	3,779	1.175	4,441
2	U	^UL		20	Upper Level (1)	662	1.000	662
3	G	5		20	Att Fin Gar	330	1.000	330
4	G	5		20	Att Fin Gar	697	1.000	697
5	M	PRCH		20	SLBC	60	1.000	60
6	M	PRCH		20	SLBC	333	1.000	333
7	M	PRCH		20	SLBC	450	1.000	450
8	M	PRCH		20	SLBC	276	1.000	276
Total Building Area						3,779		4,441