



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660106302 <b>Parcel ID</b> 000000-0004-018-0-000-00 <b>Cadastral ID</b> 01-20-14-05150 <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> 342070 POSTELWAIT, LARRY & SANDRA 2008 FAMILY TRUST  5864 N RIVER BIRCH RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 05864 N RIVER BIRCH RD <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE IV <b>Lot/Block</b> 0018 / 0004 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					No Image On File				
<b>Legal Description</b> Lat/Long: 36.23898772 -95.76379115					<b>Building Permits</b>				
LOT 18 BLOCK 4 DEER RUN AT STONE CANYON PHASE IV					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R23 248	R24 NEW SFR 3682 SQ FT	08/2023	08/2024	420,000
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
H	Homestead	Yes	1,000	1,000	/	C.A.B.O DEVELOPMENT COMPANY LL	07/18/2023	90,000	YES
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>
Remove Cap	2024	<b>Land Value</b>	106,653	95,485	11%	10,503	<b>Assessed</b>	82,928	8,123.63
Year Frozen		<b>Improvements</b>	670,951	658,413		72,425	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00
TIF Project ID	0	<b>Total Value</b>	777,604	753,898		82,928	<b>Total Taxable</b>	81,928	8,026.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660106302	POSTELWAIT, LARRY & SANDRA			3	745,889	1000	79,513	7,789.00
2024	2024-660106302	POSTELWAIT, LARRY & SANDRA			3	90,004	0	9,900	951.00
2023	2023-660106302	POSTELWAIT, LARRY LEON &			3	4,470	0	492	46.00
2022	2022-660106302	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	0.5468	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	23,819.00 x 5.15 = 122,784	
Factor Value		
Adjustments	0.8686	
Lot Value	106,653	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,631 / 3,631
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,631
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,577 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 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	118.28	Total Misc Impr	+ 40,239	Garage Cost	+ 101,590	Total RCN	= 677,728
Roofing Adj	+ 6.25	Depreciation ( 1%)	- 6,777	Lump Sums	+ 0	RCNLD	= 670,951
Subfloor Adj	+ -4.31	Lot Value	+ 106,653	Indicated Value	= 777,604	Value Per SqFt	214.16
Heat/Cool Adj	+ 18.45						
Plumbing Adj	+ 8.92						
Basement Adj	+ 0.00						
Adj Base Cost	= 147.59						
Total Area	x 3,631						
Adjusted Cost	= 535,899						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	670,951		
Lot Value	106,653		
Indicated Value	777,604	214.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	777,604	214.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	160190	308		308	35.90		11,057
PRCH	Slab Porch - Covered	160191	18x12		216	36.23		7,826
PATO	Slab Porch - Open	160192	18x10		180	15.02		2,704
FPR1	Fireplace - Residential 1 Story			1 2024	1	8,198.48		8,198
ODFP	Outdoor Fireplace/Firepit			1 2024	1	5,778.25		5,778
SHLT	STORM SHELTER (AG)			1 2024	1	0.00		
GENR	Generator - Residential Standby			1 2024	1	4,676.00		4,676



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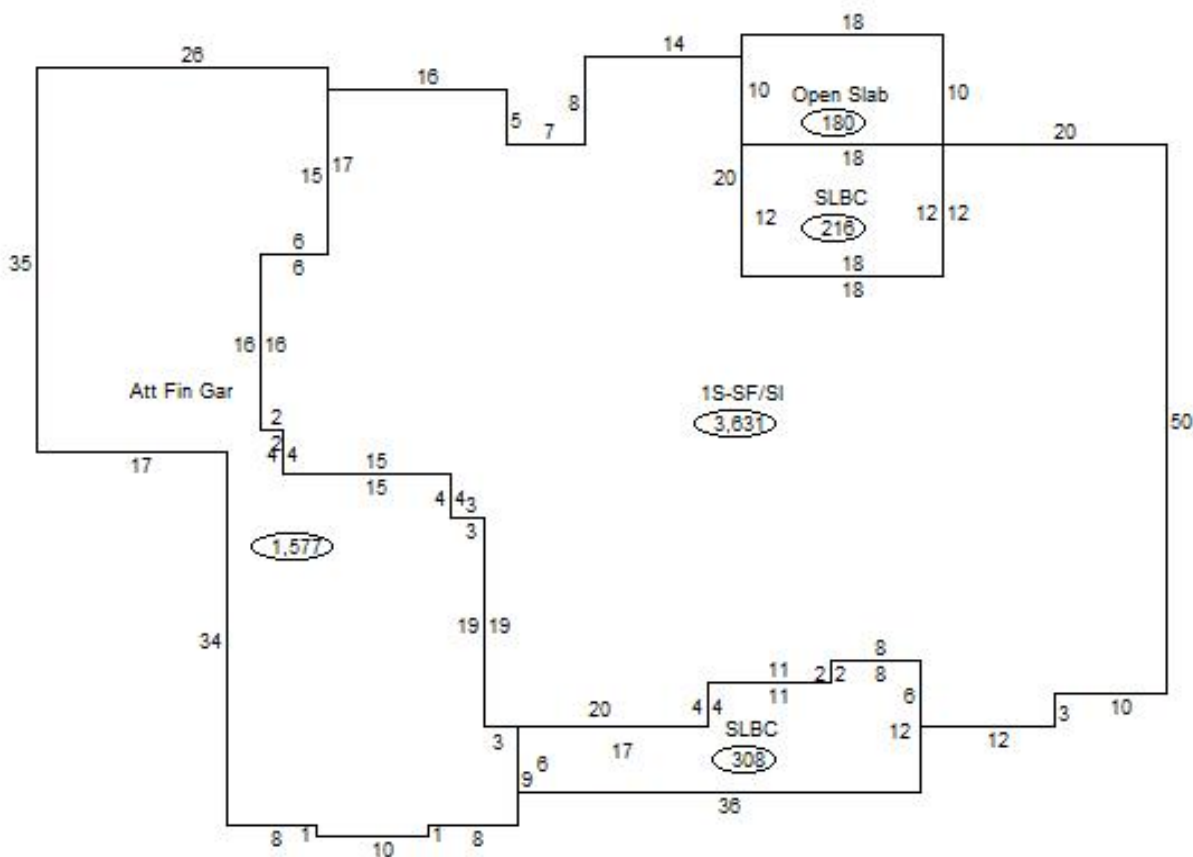
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### Sketch Image

660106302



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,631	1.000	3,631
2	G	5		20	Att Fin Gar	1,577	1.000	1,577
3	M	PRCH		20	SLBC	308	1.000	308
4	M	PRCH		20	SLBC	216	1.000	216
5	M	PATO		20	Open Slab	180	1.000	180
<b>Total Building Area</b>						<b>3,631</b>		<b>3,631</b>