




# 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	660106304				 <p>660106304_001.JPG 8/16/2024</p>				
Parcel ID	000000-0004-020-0-000-00								
Cadastral ID	01-20-14-05170								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	348201								
SK RYAN TRUST									
5842 N RIVER BIRCH RD OWASSO OK 74055-0000									
Parcel Location									
Situs	05842 N RIVER BIRCH RD								
Subdivision	DEER RUN AT STONE CANYON PHASE IV								
Lot/Block	0020 / 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: 36.23847819 -95.76303004									
LOT 20 BLOCK 4 DEER RUN AT STONE CANYON PHASE IV									
Building Permits									
Number	Description	Opened	Closed	Amount					
R23 090	R24 NEW POOL	12/2023	08/2024	115,000					
R23 268	R24 NEW SFR 4371 SQ FT	08/2023	08/2024	900,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RYAN, STEVEN & KELLY	09/24/2025	0	4					
/	EPIC CUSTOM HOMES LLC	05/04/2023	110,000	YES					
/	C.A.B.O DEVELOPMENT COMPANY LL	06/09/2022	932,500	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2024	Land Value	154,425	127,969	11%	14,077	Assessed	116,637 11,425.76	
Year Frozen		Improvements	932,357	932,357		102,560	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	1,086,782	1,060,326		116,637	Total Taxable	116,637 11,426.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106304	SK RYAN TRUST	3	1,048,763	0	111,083	10,882.00		
2024	2024-660106304	RYAN, STEVEN & KELLY	3	109,998	0	12,100	1,162.00		
2023	2023-660106304	RYAN, STEVEN & KELLY	3	4,470	0	492	46.00		
2022	2022-660106304	EPIC CUSTOM HOMES LLC	3	4,470	0	492	48.00		



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8626		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	37,576.00 x 4.11 = 154,425		
Factor Value			
Adjustments	1.0000		
Lot Value	154,425		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6.5 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	3,667 / 4,555
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,667
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	575 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	135.82	Total Misc Impr	+	54,158
Roofing Adj	+ 6.24	Garage Cost	+	78,838
Subfloor Adj	+ -10.53	Total RCN	=	876,964
Heat/Cool Adj	+ 22.94	Depreciation ( 1%)	-	8,770
Plumbing Adj	+ 8.86	Lump Sums	+	21,357
Basement Adj	+ 0.00	RCNLD	=	889,551
Adj Base Cost	= 163.33	Lot Value	+	154,425
Total Area	x 4,555	Indicated Value	=	1,043,976
Adjusted Cost	= 743,968	Value Per SqFt		229.19

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	889,551		
Lot Value	154,425		
Indicated Value	1,043,976	229.19	Per SqFt
Agland Value			
Site Improvements	42,806		
Total Value	1,086,782	238.59	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
BALW	Balcony - Wood	160708	34x15		510	44.08	5%	21,357
PRCH	Porch	160709	33x15		495	44.30		21,929
PRCH	Porch	160710	180		180	46.05		8,289
FPPF	Fireplace - Prefabricated				1	8,933.68		8,934
SHLT	IN HOUSE OFF FAMILY ROOM			2024	1	0.00		
GENR	Generator - Residential Standby				1	5,376.00		5,376
ODFP	Outdoor Fireplace/Firepit			2024	1	9,630.41		9,630



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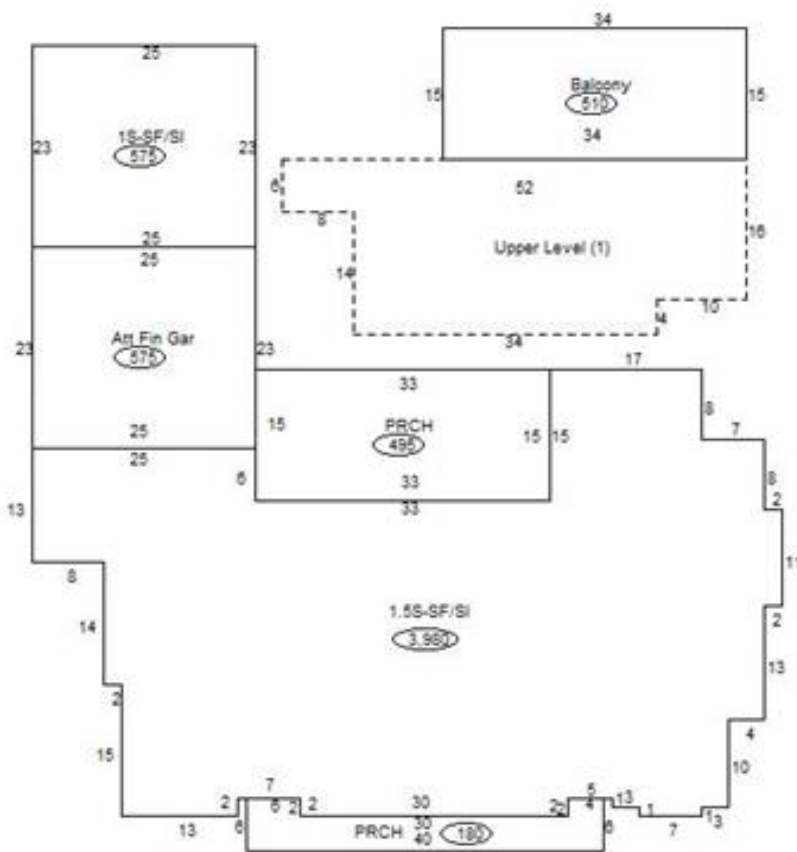
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### Sketch Image

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### 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	3,092	1.287	3,980
2	G	5		20	Att Fin Gar	575	1.000	575
3	R	1	Slab	20	1S-SF/SI	575	1.000	575
4	U	^UL		20	Upper Level (1)	888	1.000	888
5	M	BALW		20	Balcony	510	1.000	510
6	M	PRCH		20	PRCH	495	1.000	495
7	M	PRCH		20	PRCH	180	1.000	180
<b>Total Building Area</b>						<b>3,667</b>		<b>4,555</b>



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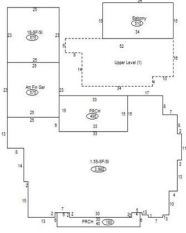

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	16x38x0	Concrete		608	
	Qual 5	Cond 5	Year 2024	Eff Age 1			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (58.65 x 608)	35,659		35,659	1,783	33,876
	ODRK	Outdoor Kitchen	0x0x0	Concrete		1	
	Qual 6	Cond 5	Year 2024	Eff Age 1			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (9,500.00 x 1)	9,500		9,500	570	8,930