



# 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>	660106306								
<b>Parcel ID</b>	000000-0004-022-0-000-00								
<b>Cadastral ID</b>	01-20-14-05190								
<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>	343043								
MCCOY, PATRICK BOUVIAR & TEIZA MONEAK SIMON-MCCOY									
5820 N RIVER BIRCH RD OWASSO OK 74055-0000									
<b>Parcel Location</b>									
<b>Situs</b>	05820 N RIVER BIRCH RD								
<b>Subdivision</b>	DEER RUN AT STONE CANYON PHASE IV								
<b>Lot/Block</b>	0022 / 0004	<b>Parcel Size</b> 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								
<b>Legal Description</b> Lat/Long: 36.23840186 -95.76192431									
<b>Building Permits</b>									
LOT 22 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 028	R24 NEW SFR 3204 SQ FT	02/2023	09/2023	584,000					
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>					
H	Homestead	Yes	1,000	1,000					
<b>Sale History</b>									
<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
/	HENSLEY CUSTOM HOMES LLC	11/01/2023	797,500	YES					
/	C.A.B.O DEVELOPMENT COMPANY LL	01/23/2023	90,000	15					
<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	Land Value	145,345	145,345	11%	15,988	Assessed	90,380 8,853.62	
Year Frozen		Improvements	698,470	676,287		74,392	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	<b>Total Value</b>	843,815	821,632		90,380	<b>Total Taxable</b>	89,380 8,756.00	
<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	2025-660106306	MCCOY, PATRICK BOUVIAR &	3	797,701	1000	86,747	8,498.00		
2024	2024-660106306	MCCOY, PATRICK BOUVIAR &	3	807,960	1000	87,876	8,442.00		
2023	2023-660106306	HENSLEY CUSTOM HOMES LLC	3	4,470	0	492	46.00		
2022	2022-660106306	C.A.B.O DEVELOPMENT COMPANY LLC	3	4,470	0	492	48.00		



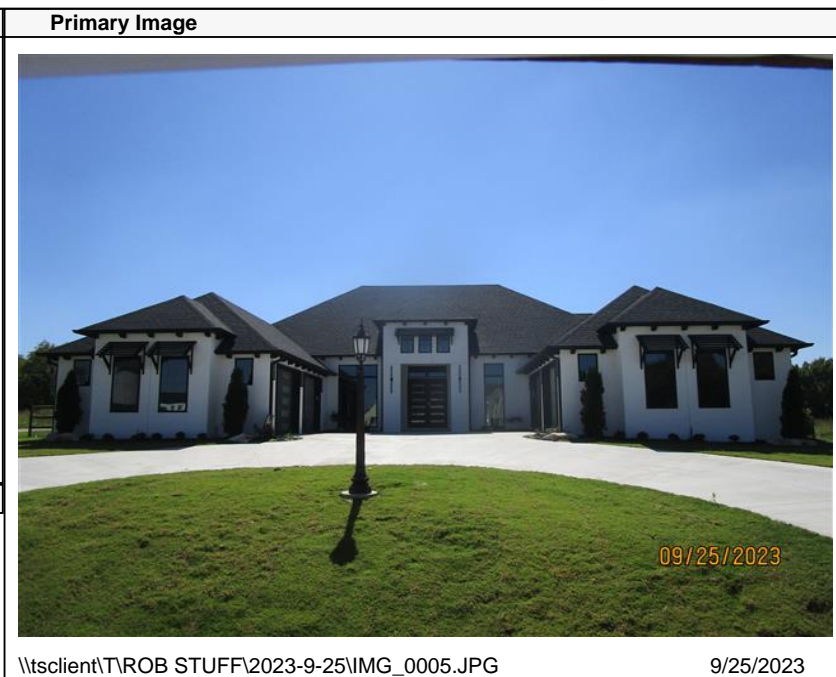
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5302		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	23,096.00 x 5.24 = 121,121		
Factor Value			
Adjustments	1.2000		
Lot Value	145,345		



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9/25/2023

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	3,208 / 3,208
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,208
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	1,440 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	698,470		
Lot Value	145,345		
Indicated Value	843,815	263.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	843,815	263.03	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	121.84	Total Misc Impr	+ 71,874
Roofing Adj	+ 7.46	Garage Cost	+ 145,714
Subfloor Adj	+ -8.69	Total RCN	= 705,525
Heat/Cool Adj	+ 21.74	Depreciation ( 1%)	- 7,055
Plumbing Adj	+ 9.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 698,470
Adj Base Cost	= 152.10	Lot Value	+ 145,345
Total Area	x 3,208	Indicated Value	= 843,815
Adjusted Cost	= 487,937	Value Per SqFt	263.03

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158254	12x8		96	46.59		4,473
PRCH	Slab Porch - Covered	158255	702		702	43.31		30,404
FPPF	Fireplace - Prefabricated		2	2023	2	8,933.68		17,867
ODFP	Outdoor Fireplace/Firepit		1	2023	1	9,630.41		9,630
ODRK	Outdoor Kitchen		1	2023	1	9,500.00		9,500
SHLT	STORM SHELTER (AG)		1	2023	1	0.00		



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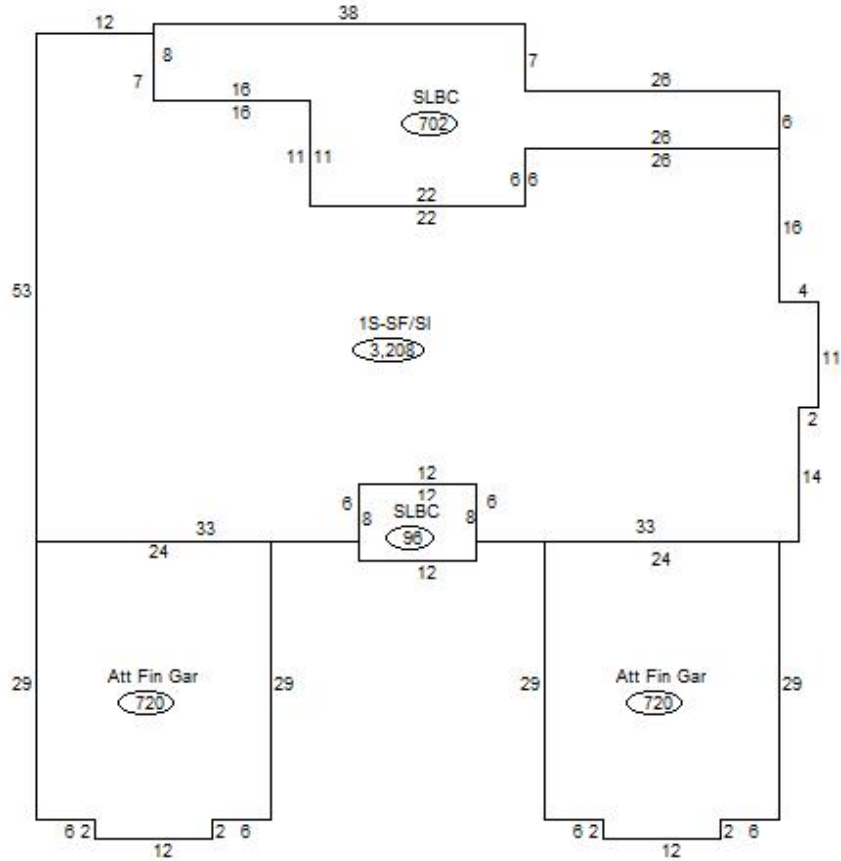
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### Sketch Image

660106306



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,208	1.000	3,208
2	G	5		20	Att Fin Gar	720	1.000	720
3	G	5		20	Att Fin Gar	720	1.000	720
4	M	PRCH		20	SLBC	96	1.000	96
5	M	PRCH		20	SLBC	702	1.000	702
<b>Total Building Area</b>						3,208		3,208