



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:07:14  
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Assessment Data				Primary Image					
Account	660108157								
Parcel ID	000223-0005-002-0-000-00								
Cadastral ID	02-20-14-06090								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	349666								
235 LEGACY TRUST									
17612 E PATRIOT DR OWASSO OK 74055-0000									
Parcel Location									
Situs	17612 E PATRIOT DR								
Subdivision	COVES AT STONE CANYON PHASE I								
Lot/Block	0002 / 0005	Parcel Size	1 - Lots						
Sec/Twn/Rng	2 / 20 / 14 / 5								
Neighborhood	1041 - R-V01,4-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.24846465 -95.78318909				660108157_001.JPG 9/18/2025					
LOT 2 BLOCK 5 THE COVES AT STONE CANYON PHASE I				Building Permits					
				Number	Description	Opened	Closed	Amount	
				R25 219	NEW SFR 3590 SQ FT	07/2025		628,250	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	GREEN, LEVI & TAYLOR	03/16/2026	0	4
					/	TRUE NORTH HOMES LLC	02/27/2026	1,190,000	YES
					/	C.A.B.O. DEVELOPMENT COMPANY LI	07/16/2025	135,000	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2027	Land Value	8,341	8,341	11%	918	Assessed	918	89.93
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	8,341	8,341		918	Total Taxable	918	90.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108157	TRUE NORTH HOMES LLC			3	8,341	0	918	90.00
2024	2024-660108157	C.A.B.O. DEVELOPMENT COMPANY LLC			3	8,341	0	918	88.00



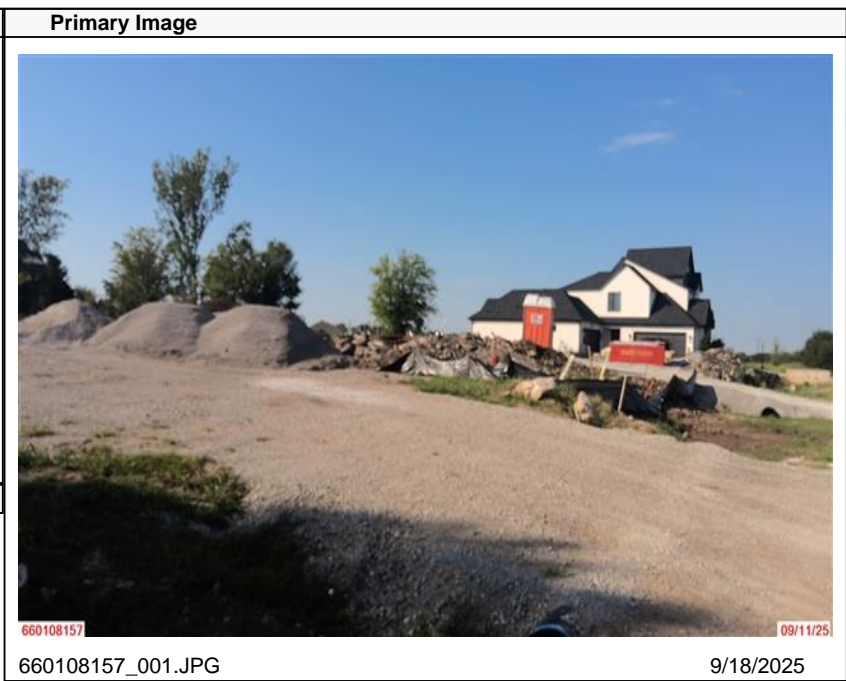
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Lot Data		- COVES AT STONE CANYON I DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6172		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method			
Base Lot Value	26,887.00 x 8,341.00 = 8,341		
Factor Value			
Adjustments	1.0000		
Lot Value	8,341		



Residential Data	
Type	
Condition	5 - Very Good
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	121,636 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 8,341
Total Area	x	Indicated Value	= 8,341
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	8,341
Indicated Value	8,341 0.00 Per SqFt
Agland Value	
Site Improvements	
Total Value	8,341 0.00 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value