



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image																																																		
Account 660108162 Parcel ID 000223-0005-007-0-000-00 Cadastral ID 02-20-14-06140 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 345797 WRIGHT, DUSTIN 17643 E WHITE TAIL COVE OWASSO OK 74055-0000 Parcel Location Situs 17643 E WHITE TAIL CV Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0007 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS				<p>660108162_001.JPG 8/16/2024</p>																																																		
Legal Description Lat/Long: 36.24820167 -95.78234826 LOT 7 BLOCK 5 THE COVES AT STONE CANYON PHASE I																																																						
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6524		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	28,421.00 x 4.35 = 123,631		
Factor Value			
Adjustments	1.9188		
Lot Value	237,218		



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,360 / 3,360
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,360
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	840 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	667,056	198.53	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	700,120 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	112.79	Total Misc Impr	+	36,401	
Roofing Adj	+ 5.94	Garage Cost	+	50,963	
Subfloor Adj	+ -4.27	Total RCN	=	560,889	
Heat/Cool Adj	+ 17.38	Depreciation (2%)	-	11,218	
Plumbing Adj	+ 9.09	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	549,671	
Adj Base Cost	= 140.93	Lot Value	+	237,218	
Total Area	x 3,360	Indicated Value	=	786,889	
Adjusted Cost	= 473,525	Value Per SqFt		234.19	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	549,671		
Lot Value	237,218		
Indicated Value	786,889	234.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	786,889	234.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	7,721.18		7,721
PRCH	Porch	160724	46x10		460	34.68		15,953
PRCH	Porch	160725	9x3		27	36.59		988
PRCH	Porch	160726	22x7		154	35.96		5,538
PATO	Patio - Open	160727	22x8		176	14.29		2,515
PRCH	Porch	160728	11x8		88	36.35		3,199
PATO	Patio - Open	173568	8x4		32	15.22		487



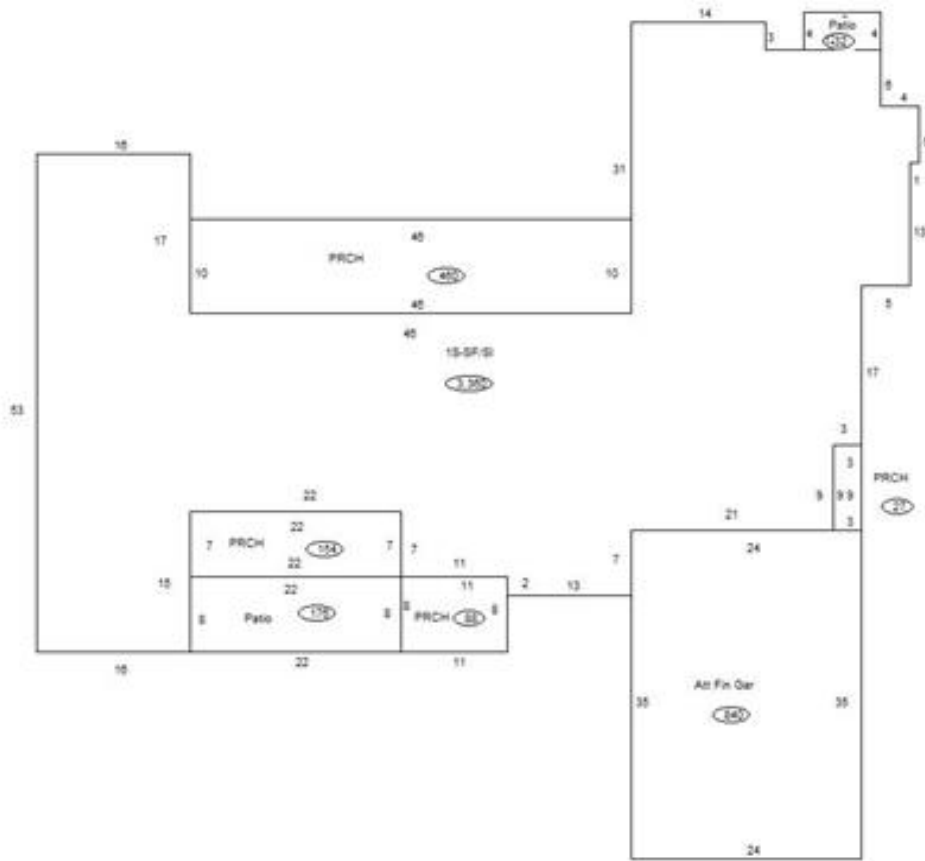
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,360	1.000	3,360
2	G	5		13	Att Fin Gar	840	1.000	840
3	M	PRCH		13	PRCH	460	1.000	460
4	M	PRCH		13	PRCH	27	1.000	27
5	M	PRCH		13	PRCH	154	1.000	154
6	M	PATO		13	Patio	176	1.000	176
7	M	PRCH		13	PRCH	88	1.000	88
8	M	PATO		13	Patio	32	1.000	32
Total Building Area						3,360		3,360