



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:07:25
 Page 1

Assessment Data					Primary Image														
Account 660108163 Parcel ID 000223-0005-008-0-000-00 Cadastral ID 02-20-14-06150 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 288163 LONGHORN CONSTRUCTION LLC PO BOX 2081 CLAREMORE OK 74018-0000 Parcel Location Situs 17623 E WHITE TAIL CV Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0008 / 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>660108163 09/11/25</p> <p>660108163_002.JPG 9/18/2025</p>														
Legal Description Lat/Long: 36.24802424 -95.78282397																			
LOT 8 BLOCK 5 THE COVES AT STONE CANYON PHASE I					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R25 057</td> <td>NEW SFR 4246 SQ FT</td> <td>02/2025</td> <td>08/2025</td> <td>875,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 057	NEW SFR 4246 SQ FT	02/2025	08/2025	875,000
Number	Description	Opened	Closed	Amount															
R25 057	NEW SFR 4246 SQ FT	02/2025	08/2025	875,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
SHLT	Other	Yes	216	216	/	C.A.B.O. DEVELOPMENT COMPANY LI	02/21/2025	130,000	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2026		Land Value 8,341	8,341	11%	918	Assessed	31,492	3,084.96										
Year Frozen			Improvements 277,949	277,949		30,574	Penalty	0											
Uncapped Value	277,949		Mobile Home 0	0		0	Exemption	216	-21.00										
TIF Project ID	0		Total Value 286,290	286,290		31,492	Total Taxable	31,276	3,064.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660108163	LONGHORN CONSTRUCTION LLC			3	8,341	0	918	90.00										
2024	2024-660108163	C.A.B.O. DEVELOPMENT COMPANY LLC			3	8,341	0	918	88.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:07:25
 Page 2

Lot Data		- COVES AT STONE CANYON I DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6314		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method			
Base Lot Value	27,505.00 x 8,341.00 = 8,341		
Factor Value			
Adjustments	1.0000		
Lot Value	8,341		



660108163_002.JPG 9/18/2025

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Frame, Stucco 25% Frame, Siding, Wood
Base/Total Area	2,833 / 4,249
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,833
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 2.0
Basement Area	
Garage Type	1,006 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2025 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	745,953	175.56	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	108.42	Total Misc Impr	+ 36,767
Roofing Adj	+ 4.69	Garage Cost	+ 82,331
Subfloor Adj	+ -4.37	Total RCN	= 701,891
Heat/Cool Adj	+ 20.10	Depreciation (1%)	- 7,019
Plumbing Adj	+ 8.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 694,872
Adj Base Cost	= 137.16	Lot Value	+ 8,341
Total Area	x 4,249	Indicated Value	= 703,213
Adjusted Cost	= 582,793	Value Per SqFt	165.50

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	694,872		
Lot Value	8,341		
Indicated Value	703,213	165.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	703,213	165.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173184	131		131	45.28		5,932
PRCH	Porch	173185	522		522	43.25		22,577
FPPF	Fireplace - Prefabricated		1	2025	1	8,258.46		8,258
SHLT	STORM SHELTER (AG IN GARAGE)		1	2025	1	0.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

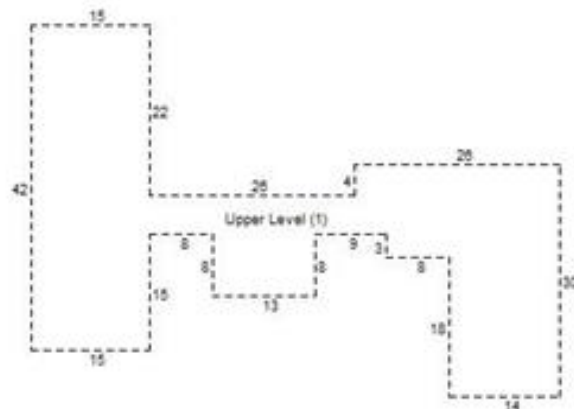
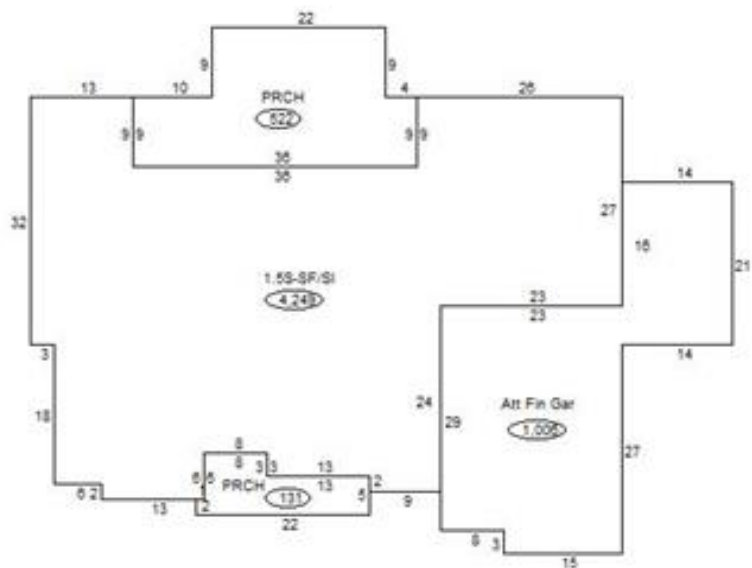
Date 04/18/2026

Time 11:07:25

Page 3

Sketch Image

660108163



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	2,833	1.500	4,249
2	U	^UL		20	Upper Level (1)	1,416	1.000	1,416
3	G	5		20	Att Fin Gar	1,006	1.000	1,006
4	M	PRCH		20	PRCH	131	1.000	131
5	M	PRCH		20	PRCH	522	1.000	522
Total Building Area						2,833		4,249