



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:07:27  
 Page 1

Assessment Data				Primary Image						
Account	660108164									
Parcel ID	000223-0005-009-0-000-00									
Cadastral ID	02-20-14-06160									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	3							
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	348963									
MIGLIARO, MICHAEL & CHELSEA										
17602 E PATRIOT DR OWASSO OK 74055-0000										
Parcel Location										
Situs	17603 E WHITE TAIL CV									
Subdivision	COVES AT STONE CANYON PHASE I									
Lot/Block	0009 / 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: 36.24783488 -95.78326673				Building Permits						
LOT 9 BLOCK 5 THE COVES AT STONE CANYON PHASE I				Number	Description	Opened	Closed	Amount		
				R25 293	NEW SFR 4000 SQ FT	09/2025		748,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	C.A.B.O. DEVELOPMENT COMPANY LI	12/16/2025	165,000	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2026	Land Value	165,005	165,005	11%	18,151	Assessed	18,151	1,778.07	
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	165,005	165,005		18,151	Total Taxable	18,151	1,778.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108164	C.A.B.O. DEVELOPMENT COMPANY LLC			3	8,341	0	918	90.00	
2024	2024-660108164	C.A.B.O. DEVELOPMENT COMPANY LLC			3	8,341	0	918	88.00	



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 Page 2

Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.6216	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	27,077.00 x 4.35 = 117,785	
Factor Value		
Adjustments	1.4009	
Lot Value	165,005	

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	/

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	199,358 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	+ 165,005
Total Area	x	Indicated Value	= 165,005
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	165,005
Indicated Value	165,005 0.00 Per SqFt
Agland Value	
Site Improvements	
Total Value	165,005 0.00 Total Value Per SqFt

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