



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:07:31
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| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------------------------|----------------------------------|----------|-------------|--|---------------|------------|----------------|-----------|----------------|------------------|--|----------|-------------|---|--------------------|-------------|----------|----------------|-------------------------|---------|-------|--------------|---------|---------|-------------------------|----------------|----------------------------------|----|-------|---------------------------------|------------|---------|--------|--|--|-----------|-------------|--------|----------|----------|--------|---------|---|-----------|---|---------------|--------|
| Account 660108166 Parcel ID 000223-0006-002-0-000-00 Cadastral ID 02-20-14-06180 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 348902 MCCLELLAND, ERIK J & BRIANA JO 17702 E PATRIOT DR OWASSO OK 74055-0000 Parcel Location Situs 17702 E PATRIOT DR Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0002 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | |  <p>660108166 12/17/25</p> <p>660108166_001.JPG 12/17/2025</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lot/Long: 36.24906248 -95.78068757 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 037</td> <td>NEW SFR 3990 SQ FT</td> <td>02/2025</td> <td>12/2025</td> <td>685,000</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R25 037 | NEW SFR 3990 SQ FT | 02/2025 | 12/2025 | 685,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R25 037 | NEW SFR 3990 SQ FT | 02/2025 | 12/2025 | 685,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | | | | | | <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>SIXTHDAY PROPERTIES LLC</td> <td>12/01/2025</td> <td>935,500</td> <td>15</td> </tr> <tr> <td>/</td> <td>C.A.B.O. DEVELOPMENT COMPANY LI</td> <td>01/27/2025</td> <td>130,000</td> <td>15</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | / | SIXTHDAY PROPERTIES LLC | 12/01/2025 | 935,500 | 15 | / | C.A.B.O. DEVELOPMENT COMPANY LI | 01/27/2025 | 130,000 | 15 | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | SIXTHDAY PROPERTIES LLC | 12/01/2025 | 935,500 | 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | C.A.B.O. DEVELOPMENT COMPANY LI | 01/27/2025 | 130,000 | 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> </tr> <tr> <td>Year Frozen</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>283,936</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> </tr> </tbody> </table> | | Source | REAL | Remove Cap | 2026 | Year Frozen | | Uncapped Value | 283,936 | TIF Project ID | 0 | <table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>Land Value</td> <td>225,660</td> <td>225,660</td> <td>11%</td> </tr> <tr> <td>Improvements</td> <td>283,936</td> <td>283,936</td> <td>31,233</td> </tr> <tr> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total Value</td> <td>509,596</td> <td>509,596</td> <td>56,056</td> </tr> </tbody> </table> | | | Fair Cash | Capped | Asmnt Level | Assessed | Land Value | 225,660 | 225,660 | 11% | Improvements | 283,936 | 283,936 | 31,233 | Mobile Home | 0 | 0 | 0 | Total Value | 509,596 | 509,596 | 56,056 | <table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>97.960</td> <td>5,491.25</td> </tr> <tr> <td>Assessed</td> <td>56,056</td> </tr> <tr> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Exemption</td> <td>0</td> </tr> <tr> <td>Total Taxable</td> <td>56,056</td> </tr> </tbody> </table> | | Levy Rate | Current Tax | 97.960 | 5,491.25 | Assessed | 56,056 | Penalty | 0 | Exemption | 0 | Total Taxable | 56,056 |
| Source | REAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 283,936 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fair Cash | Capped | Asmnt Level | Assessed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value | 225,660 | 225,660 | 11% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Improvements | 283,936 | 283,936 | 31,233 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mobile Home | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Value | 509,596 | 509,596 | 56,056 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Levy Rate | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 97.960 | 5,491.25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessed | 56,056 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemption | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Taxable | 56,056 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660108166</td> <td>SIXTHDAY PROPERTIES LLC</td> <td>3</td> <td>8,341</td> <td>0</td> <td>918</td> <td>90.00</td> </tr> <tr> <td>2024</td> <td>2024-660108166</td> <td>C.A.B.O. DEVELOPMENT COMPANY LLC</td> <td>3</td> <td>8,341</td> <td>0</td> <td>918</td> <td>88.00</td> </tr> </tbody> </table> | | | | | | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660108166 | SIXTHDAY PROPERTIES LLC | 3 | 8,341 | 0 | 918 | 90.00 | 2024 | 2024-660108166 | C.A.B.O. DEVELOPMENT COMPANY LLC | 3 | 8,341 | 0 | 918 | 88.00 | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660108166 | SIXTHDAY PROPERTIES LLC | 3 | 8,341 | 0 | 918 | 90.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660108166 | 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
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| Lot Data | | Square-Foot - NBHD 1041 #1 | |
|-----------------|----------------------------|----------------------------|---|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.6263 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LOT TYPE | | 0 |
| | GATED | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 27,283.00 x 4.35 = 118,681 | | |
| Factor Value | | | |
| Adjustments | 1.9014 | | |
| Lot Value | 225,660 | | |



660108166_001.JPG 12/17/2025

| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 5 - Very Good |
| Quality | 5 - Very Good |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 85% Veneer, Masonry 15% Frame, Siding, Wood |
| Base/Total Area | 3,988 / 3,988 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 3,988 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 4 / 3.0 / 1.0 |
| Basement Area | |
| Garage Type | 1,535 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 2025 / |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|-------------|----------|
| MRA Code | AO3 | Residential | |
| Adusted R | 0.8747 | | |
| Indicated Value | 803,824 | 201.56 | Per SqFt |

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

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 115.56 | Total Misc Impr | + 42,387 |
| Roofing Adj | + 6.15 | Garage Cost | + 98,885 |
| Subfloor Adj | + -4.25 | Total RCN | = 709,841 |
| Heat/Cool Adj | + 18.45 | Depreciation (0%) | - 0 |
| Plumbing Adj | + 6.66 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 709,841 |
| Adj Base Cost | = 142.57 | Lot Value | + 225,660 |
| Total Area | x 3,988 | Indicated Value | = 935,501 |
| Adjusted Cost | = 568,569 | Value Per SqFt | 234.58 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 709,841 | | |
| Lot Value | 225,660 | | |
| Indicated Value | 935,501 | 234.58 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 935,501 | 234.58 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------------------|-----------|------|--------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Porch | 184846 | 224 | | 224 | 36.20 | | 8,109 |
| PATC | Patio - Covered | 184847 | 660 | | 660 | 21.05 | | 13,893 |
| PRCH | Porch | 184848 | 12x9 | | 108 | 36.93 | | 3,988 |
| FPR1 | Fireplace - Residential 1 Story | | | 2 2025 | 2 | 8,198.48 | | 16,397 |



Rogers

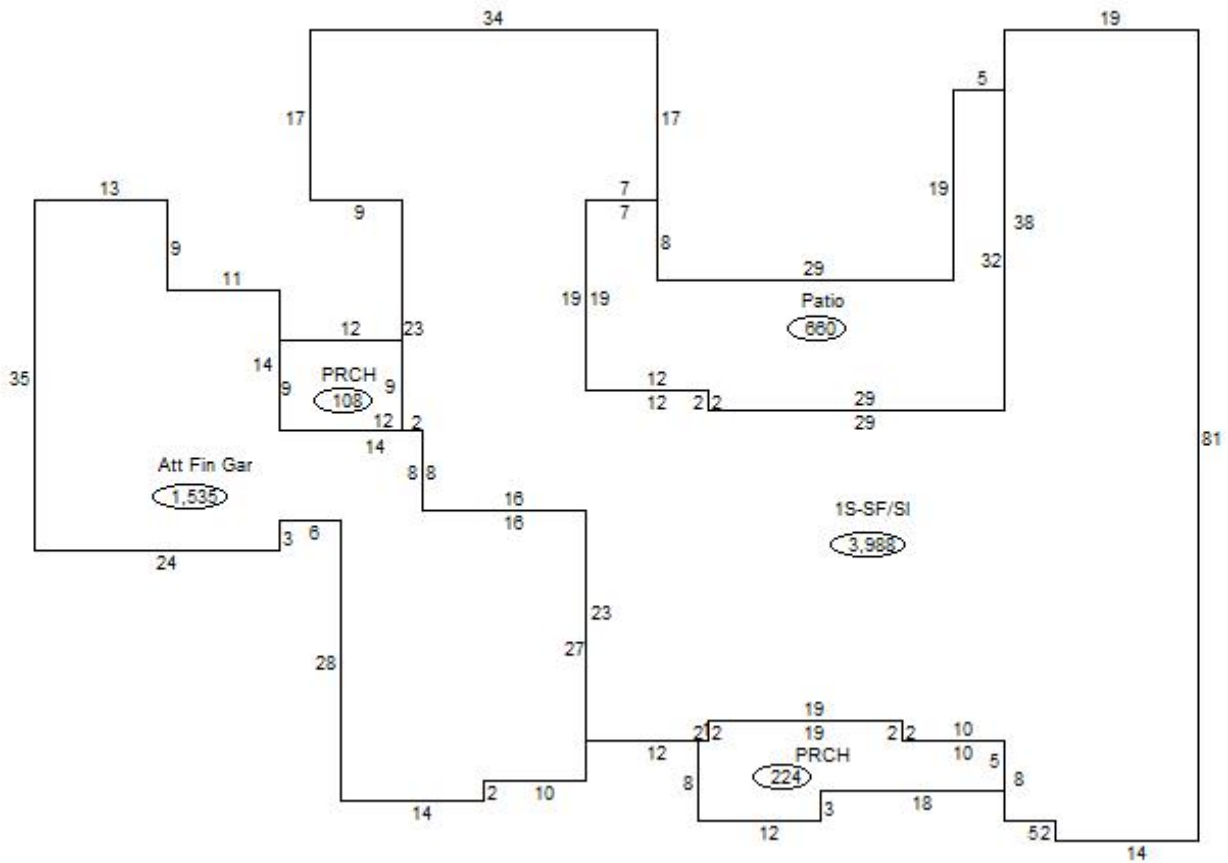
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Sketch Image

660108166



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 20 | 1S-SF/Sl | 3,988 | 1.000 | 3,988 |
| 2 | G | 5 | | 20 | Att Fin Gar | 1,535 | 1.000 | 1,535 |
| 3 | M | PRCH | | 20 | PRCH | 224 | 1.000 | 224 |
| 4 | M | PATC | | 20 | Patio | 660 | 1.000 | 660 |
| 5 | M | PRCH | | 20 | PRCH | 108 | 1.000 | 108 |
| Total Building Area | | | | | | 3,988 | | 3,988 |