



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:07:33  
Page 1

Assessment Data	Primary Image
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**Account** 660108167  
**Parcel ID** 000223-0006-003-0-000-00  
**Cadastral ID** 02-20-14-06190  
**Property Type** REAL - Real Property  
**Property Class** RRP VI Area 3  
**Tax Area** 3 - OWASSO RURAL/NO FIRE  
**Name ID** 342358  
 ZION HOLDINGS VENTURES LLC

1233 N CEDAR ST #734  
 OWASSO OK 74055-0000

**Parcel Location**

**Situs** 17722 E PATRIOT DR  
**Subdivision** COVES AT STONE CANYON PHASE I  
**Lot/Block** 0003 / 0006 Parcel Size 1 - Lots  
**Sec/Twn/Rng** 2 / 20 / 14 / 5  
**Neighborhood** 1041 - R-V01,4-SW OWASSO  
**School District** S021 - OWASSO SCHOOLS



660108167\_001.JPG 9/18/2025

**Legal Description** Lat/Long: 36.24909471 -95.78025175

LOT 3 BLOCK 6 THE COVES AT STONE CANYON PHASE I

**Building Permits**

Number	Description	Opened	Closed	Amount

**Exemptions**

Code	Type	Active	Maximum	Exemption

**Sale History**

Bk/Pg	Grantor	Date	Price	Code
/	C.A.B.O. DEVELOPMENT COMPANY LI	08/22/2023	135,000	YES

**Parcel Valuation**

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2024	Land Value	135,000	135,000	11%	14,850	Assessed	14,850 1,454.71
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	135,000	135,000		14,850	Total Taxable	14,850 1,455.00

**Assessment History**

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108167	ZION HOLDINGS VENTURES LLC	3	135,000	0	14,850	1,455.00
2024	2024-660108167	ZION HOLDINGS VENTURES LLC	3	135,000	0	14,850	1,427.00



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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	0.6771							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE	0						
	GATED	0						
Method	Square-Foot							
Base Lot Value	29,494.00 x 4.35 = 128,299		660108167_001.JPG 9/18/2025					
Factor Value			<b>GRM Approach</b>					
Adjustments	1.0522		GRM Code					
Lot Value	135,000		Gross Rent 0.00					
<b>Residential Data</b>				Indicated Value				
Type			<b>Multiple Regression</b>					
Condition	5 - Very Good		MRA Code AO3 Residential					
Quality	-		Adusted R 0.8747					
Architecture			Indicated Value 184,473 Per SqFt					
Style			<b>Direct Comparables</b>					
Exterior Wall			Selection Model A Adam Test					
Base/Total Area /			Adjustment Model 1 2022 Residential					
Style			Comparables					
HVAC			Indicated Value					
Roof Cover			<b>Value Reconciliation</b>					
Area on Slab			Selected Approach Cost Approach					
Fixture/RghIn /			Improvements					
Bed/F/H Bath / /			Lot Value 135,000					
Basement Area			Indicated Value 135,000 0.00 Per SqFt					
Garage Type			Agland Value					
Remodel			Site Improvements					
Year/Eff Age /			Total Value 135,000 0.00 Total Value Per SqFt					
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	135,000				
Total Area	x	Indicated Value	=	135,000				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value