



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:07:37
Page 1

Assessment Data					Primary Image																																																	
Account 660108169 Parcel ID 000223-0006-005-0-000-00 Cadastral ID 01-20-14-06210 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 348905 CALVERT, CYNTHIA L REVOCABLE TRUST 17762 E PATRIOT DR OWASSO OK 74055-0000 Parcel Location Situs 17762 E PATRIOT DR Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0005 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lot/Long: 36.24909981 -95.77926914										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 035</td> <td>NEW SFR 3725 SQ FT</td> <td>02/2025</td> <td>12/2025</td> <td>600,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 035	NEW SFR 3725 SQ FT	02/2025	12/2025	600,000																														
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Time 11:07:37
Page 2

Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6831		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	29,755.00 x 4.35 = 129,434		
Factor Value			
Adjustments	2.7078		
Lot Value	350,475		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Stucco 10% Veneer, Stone
Base/Total Area	3,600 / 3,600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,600
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	931 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	840,556	233.49	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	112,83	Total Misc Impr	+ 83,426
Roofing Adj	+ 6.25	Garage Cost	+ 59,975
Subfloor Adj	+ -4.31	Total RCN	= 649,525
Heat/Cool Adj	+ 18.45	Depreciation (0%)	- 0
Plumbing Adj	+ 7.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 649,525
Adj Base Cost	= 140.59	Lot Value	+ 350,475
Total Area	x 3,600	Indicated Value	= 1,000,000
Adjusted Cost	= 506,124	Value Per SqFt	277.78

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	649,525		
Lot Value	350,475		
Indicated Value	1,000,000	277.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,000,000	277.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	184842	9x5		45	37.18		1,673
PATC	Patio - Covered	184843	36x14		504	21.05		10,609
FPPF	Fireplace - Prefabricated			1 2025	1	7,583.24		7,583
ODFP	Outdoor Fireplace/Firepit			11 2025	11	5,778.25		63,561
SHLT	STORM SHELTER (IN SFR)			1 2025	1	0.00		



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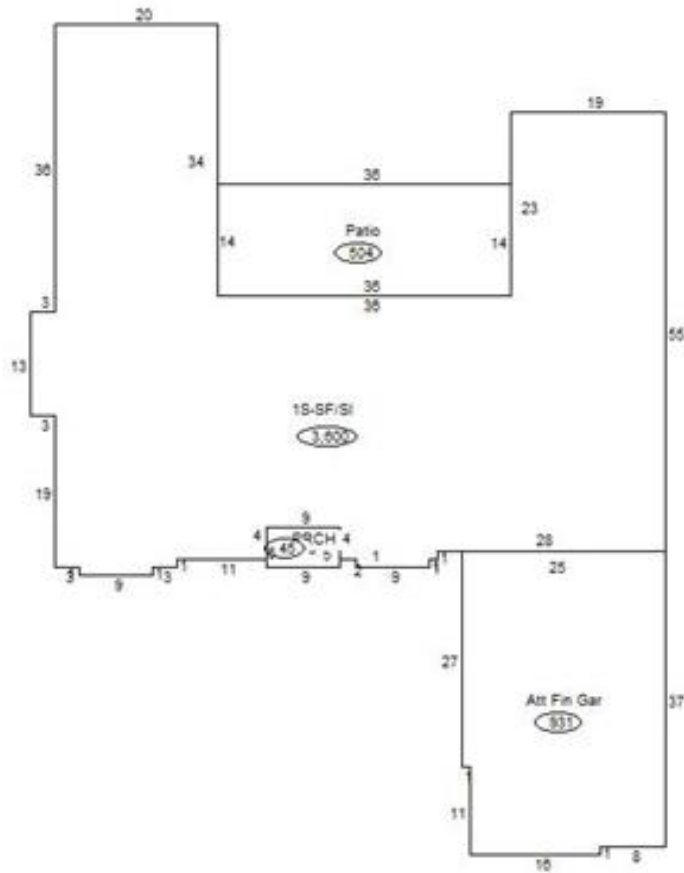
Date 04/18/2026

Time 11:07:37

Page 3

Sketch Image

660108169



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	3,600	1.000	3,600
2	G	5		20	Att Fin Gar	931	1.000	931
3	M	PRCH		20	PRCH	45	1.000	45
4	M	PATC		20	Patio	504	1.000	504
Total Building Area						3,600		3,600