



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:07:42
Page 1

Assessment Data	Primary Image
Account 660108172 Parcel ID 000223-0006-008-0-000-00 Cadastral ID 01-20-14-06240 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342965 COZORT CUSTOM HOMES INC	

12800-D S MEMORIAL DR
BIXBY OK 74008-0000

Parcel Location

Situs 17822 E PATRIOT DR
Subdivision COVES AT STONE CANYON PHASE I
Lot/Block 0008 / 0006 Parcel Size 1 - Lots
Sec/Twn/Rng 1 / 20 / 14 / 5
Neighborhood 1041 - R-V01,4-SW OWASSO
School District S021 - OWASSO SCHOOLS

660108172_001.JPG 8/22/2025

Legal Description	Lat/Long: 36.24914547 -95.77798341	Building Permits
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LOT 8 BLOCK 6 THE COVES AT STONE CANYON PHASE I

Number	Description	Opened	Closed	Amount
R24 439	NEW SFR 3529 SQ FT	12/2024	08/2025	755,000

Exemptions	Sale History
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Code	Type	Active	Maximum	Exemption

Bk/Pg	Grantor	Date	Price	Code
/	C.A.B.O. DEVELOPMENT COMPANY LI	12/12/2024	130,000	15

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2025	Land Value 8,341	8,341	11%	918	Assessed	23,930	2,344.18
Year Frozen		Improvements 209,200	209,200		23,012	Penalty	0	
Uncapped Value	209,200	Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value 217,541	217,541		23,930	Total Taxable	23,930	2,344.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108172	COZORT CUSTOM HOMES INC	3	8,341	0	918	90.00
2024	2024-660108172	C.A.B.O. DEVELOPMENT COMPANY LLC	3	8,341	0	918	88.00



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 Page 2

Lot Data		- COVES AT STONE CANYON I DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6394		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method			
Base Lot Value	27,853.00 x 8,341.00 = 8,341		
Factor Value			
Adjustments	1.0000		
Lot Value	8,341		



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,516 / 3,529
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,516
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	884 Attached Garage - Finished
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	546,943	154.99	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	99.77	Total Misc Impr	+ 26,681
Roofing Adj	+ 4.41	Garage Cost	+ 53,632
Subfloor Adj	+ -3.27	Total RCN	= 528,284
Heat/Cool Adj	+ 17.38	Depreciation (1%)	- 5,283
Plumbing Adj	+ 8.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 523,001
Adj Base Cost	= 126.94	Lot Value	+ 8,341
Total Area	x 3,529	Indicated Value	= 531,342
Adjusted Cost	= 447,971	Value Per SqFt	150.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	523,001		
Lot Value	8,341		
Indicated Value	531,342	150.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	531,342	150.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2025	1	7,141.75		7,142
ODFP	Outdoor Fireplace/Firepit	0		1 2025	1	4,987.18		4,987
PRCH	Porch	173136	12x6		72	36.41		2,622
PATC	Patio - Covered	173137	46x13		598	19.95		11,930



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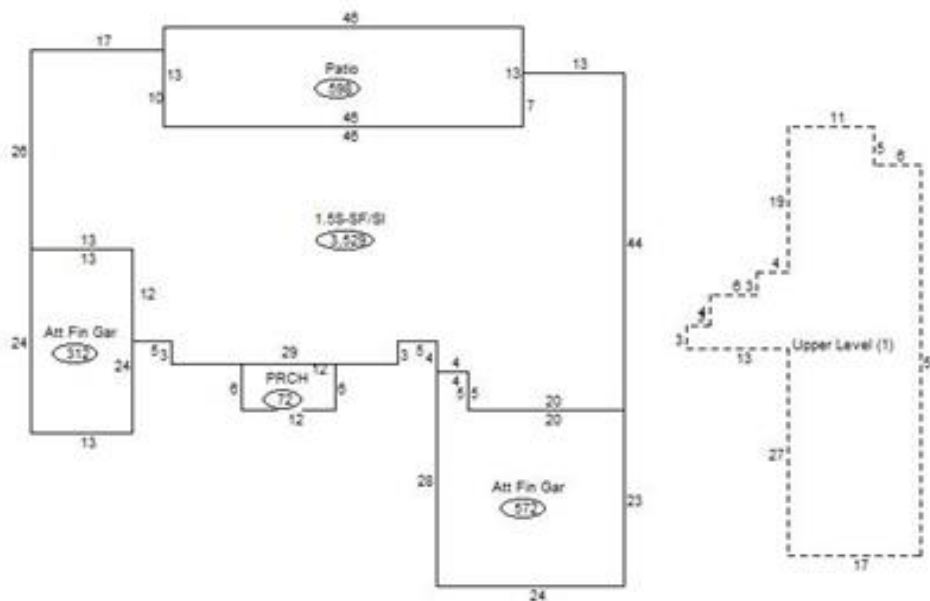
Date 04/18/2026

Time 11:07:42

Page 3

Sketch Image

660108172



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	2,516	1.403	3,529
2	U	^UL		20	Upper Level (1)	1,013	1.000	1,013
3	G	5		20	Att Fin Gar	572	1.000	572
4	G	5		20	Att Fin Gar	312	1.000	312
5	M	PRCH		20	PRCH	72	1.000	72
6	M	PATC		20	Patio	598	1.000	598
Total Building Area						2,516		3,529