



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																					
Account 660108175 Parcel ID 000223-0006-011-0-000-00 Cadastral ID 01-20-14-06270 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 349020 COOPER, JASON S & MICHELLE E TRUST 17823 E WHITE TAIL COVE OWASSO OK 74055-0000 Parcel Location Situs 17823 E WHITE TAIL CV Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0011 / 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: 36.24853106 -95.77797258 LOT 11 BLOCK 6 THE COVES AT STONE CANYON PHASE I										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>R24 183</td> <td>NEW SFR 4322 SQ FT</td> <td>06/2024</td> <td>05/2025</td> <td>600,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 183	NEW SFR 4322 SQ FT	06/2024	05/2025	600,000																																		
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6878		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	29,958.00 x 4.35 = 130,317		
Factor Value			
Adjustments	2.0696		
Lot Value	269,704		



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,905 / 4,308
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,905
Fixture/RghIn	/
Bed/F/H Bath	5 / 5.0 / 1.0
Basement Area	
Garage Type	843 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	909,523	211.12	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	113.64	Total Misc Impr	+ 27,162				
Roofing Adj	+ 4.72	Garage Cost	+ 68,991				
Subfloor Adj	+ -4.42	Total RCN	= 715,299				
Heat/Cool Adj	+ 20.10	Depreciation (0%)	- 0				
Plumbing Adj	+ 9.68	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 715,299				
Adj Base Cost	= 143.72	Lot Value	+ 269,704				
Total Area	x 4,308	Indicated Value	= 985,003				
Adjusted Cost	= 619,146	Value Per SqFt	228.65				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	715,299		
Lot Value	269,704		
Indicated Value	985,003	228.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	985,003	228.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2025	1	8,258.46		8,258
ODFP	Outdoor Fireplace/Firepit	0		1 2025	1	7,704.33		7,704
PRCH	Porch	172162	58		58	45.76		2,654
PATC	Patio - Covered	172163	380		380	22.49		8,546



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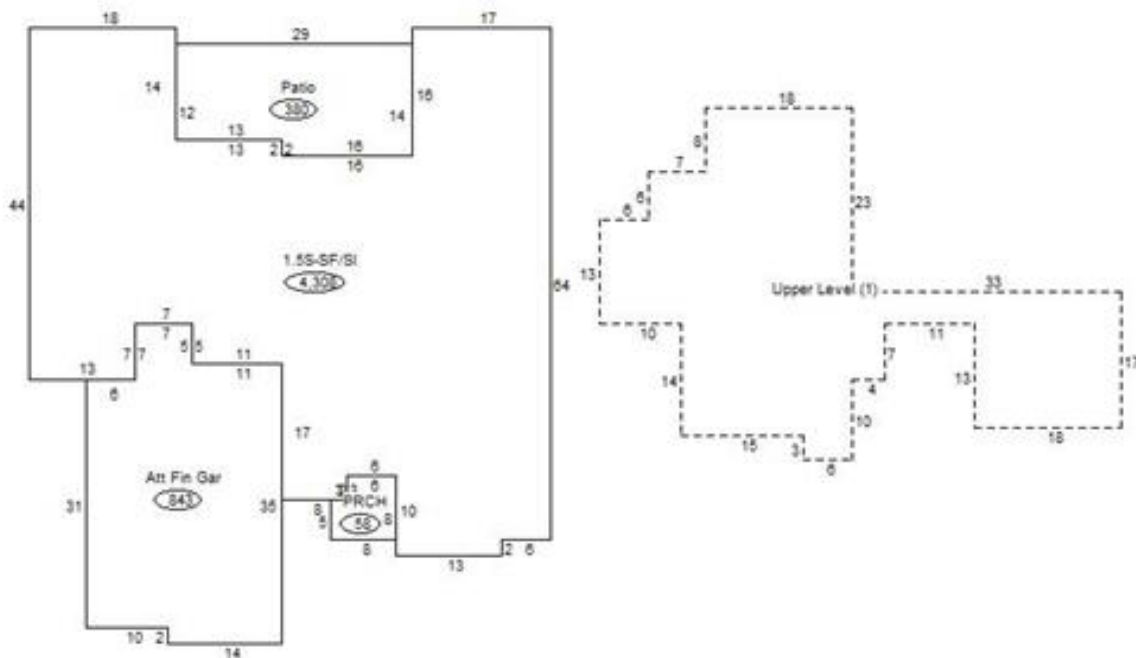
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Sketch Image

660108175



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	2,905	1.483	4,308
2	U	^UL		20	Upper Level (1)	1,403	1.000	1,403
3	G	5		20	Att Fin Gar	843	1.000	843
4	M	PRCH		20	PRCH	58	1.000	58
5	M	PATC		20	Patio	380	1.000	380
Total Building Area						2,905		4,308