



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:07:53
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Assessment Data				Primary Image					
Account	660108178			No Image On File					
Parcel ID	000223-0006-014-0-000-00								
Cadastral ID	01-20-14-06300								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	348990								
BIRCH COMPANY LLC									
11911 S OXFORD AVE STE 100 TULSA OK 74137-0000									
Parcel Location									
Situs	17763 E WHITE TAIL CV								
Subdivision	COVES AT STONE CANYON PHASE I								
Lot/Block	0014 / 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				Building Permits					
Lat/Long: 36.24849797 -95.77932549				LOT 14 BLOCK 6 THE COVES AT STONE CANYON PHASE I					
				Number	Description	Opened	Closed	Amount	
				R26 008	NEW SFR 4047 SQ FT	01/2026		684,931	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	C.A.B.O. DEVELOPMENT COMPANY LI	12/19/2025	130,000	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2026		Land Value	8,341	8,341	11%	Assessed	918	89.93
Year Frozen			Improvements	0	0		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00
TIF Project ID	0		Total Value	8,341	8,341		Total Taxable	918	90.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108178	C.A.B.O. DEVELOPMENT COMPANY LLC			3	8,341	0	918	90.00
2024	2024-660108178	C.A.B.O. DEVELOPMENT COMPANY LLC			3	8,341	0	918	88.00



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Lot Data		- COVES AT STONE CANYON I DEV DEF		Primary Image																																											
Lot Size	0 0																																														
Lot Count	1																																														
Units Buildable																																															
Non-Ag Acres	0.7396																																														
Topography																																															
Street Access																																															
Utilities																																															
Amenities	LOT TYPE 0																																														
	GATED 0																																														
Method																																															
Base Lot Value	1.00 x 8,341.00 = 8,341	<table border="1"> <thead> <tr> <th colspan="2">GRM Approach</th> </tr> </thead> <tbody> <tr> <td>GRM Code</td> <td></td> </tr> <tr> <td>Gross Rent</td> <td>0.00</td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Multiple Regression</th> </tr> </thead> <tbody> <tr> <td>MRA Code</td> <td>AO3 Residential</td> </tr> <tr> <td>Adjusted R</td> <td>0.8747</td> </tr> <tr> <td>Indicated Value</td> <td>121,636 Per SqFt</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Direct Comparables</th> </tr> </thead> <tbody> <tr> <td>Selection Model</td> <td>A Adam Test</td> </tr> <tr> <td>Adjustment Model</td> <td>1 2022 Residential</td> </tr> <tr> <td>Comparables</td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Value Reconciliation</th> </tr> </thead> <tbody> <tr> <td>Selected Approach</td> <td>Cost Approach</td> </tr> <tr> <td>Improvements</td> <td></td> </tr> <tr> <td>Lot Value</td> <td>8,341</td> </tr> <tr> <td>Indicated Value</td> <td>8,341 0.00 Per SqFt</td> </tr> <tr> <td>Agland Value</td> <td></td> </tr> <tr> <td>Site Improvements</td> <td></td> </tr> <tr> <td>Total Value</td> <td>8,341 0.00 Total Value Per SqFt</td> </tr> </tbody> </table>				GRM Approach		GRM Code		Gross Rent	0.00	Indicated Value		Multiple Regression		MRA Code	AO3 Residential	Adjusted R	0.8747	Indicated Value	121,636 Per SqFt	Direct Comparables		Selection Model	A Adam Test	Adjustment Model	1 2022 Residential	Comparables		Indicated Value		Value Reconciliation		Selected Approach	Cost Approach	Improvements		Lot Value	8,341	Indicated Value	8,341 0.00 Per SqFt	Agland Value		Site Improvements		Total Value	8,341 0.00 Total Value Per SqFt
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Lot Value	8,341																																														
Residential Data																																															
Type																																															
Condition	5 - Very Good																																														
Quality	-																																														
Architecture																																															
Style																																															
Exterior Wall																																															
Base/Total Area	/																																														
Style																																															
HVAC																																															
Roof Cover																																															
Area on Slab																																															
Fixture/RghIn	/																																														
Bed/F/H Bath	/ /																																														
Basement Area																																															
Garage Type																																															
Remodel																																															
Year/Eff Age	/																																														
Cost Approach		Manual : 01/2025																																													
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	+	8,341																																											
Total Area	x	Indicated Value	=	8,341																																											
Adjusted Cost	= 0	Value Per SqFt		0.00																																											
Miscellaneous Improvements																																															
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																							