



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:07:55  
Page 1

Assessment Data					Primary Image																																																																
<b>Account</b> 660108179 <b>Parcel ID</b> 000223-0006-015-0-000-00 <b>Cadastral ID</b> 02-20-14-06310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 348038 CAMPBELL, LUKE EDWARD & JAMEY RUTH  17743 E WHITE TAIL COVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17743 E WHITE TAIL CV <b>Subdivision</b> COVES AT STONE CANYON PHASE I <b>Lot/Block</b> 0015 / 0006 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>660108179 09/11/25</p> <p>660108179_003.JPG 9/18/2025</p>																																																																
<b>Legal Description</b> Lat/Long: 36.24851042 -95.77977938 LOT 15 BLOCK 6 THE COVES AT STONE CANYON PHASE I																																																																					
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Building Permits</b> <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 437</td> <td>NEW SQ FT 3434 SQ FT</td> <td>12/2024</td> <td>08/2025</td> <td>759,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 437	NEW SQ FT 3434 SQ FT	12/2024	08/2025	759,000																																								
Code	Type	Active	Maximum	Exemption																																																																	
H	Homestead	Yes	1,000	1,000																																																																	
Number	Description	Opened	Closed	Amount																																																																	
R24 437	NEW SQ FT 3434 SQ FT	12/2024	08/2025	759,000																																																																	
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value</td> <td>389,272</td> <td>389,272</td> <td>11%</td> <td>42,820</td> <td>Assessed</td> <td>104,502 10,237.02</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>560,740</td> <td>560,740</td> <td></td> <td>61,682</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>557,826</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>1,000 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>950,012</td> <td>950,012</td> <td>104,502</td> <td>104,502</td> <td>Total Taxable</td> <td>103,502 10,139.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2026	Land Value	389,272	389,272	11%	42,820	Assessed	104,502 10,237.02	Year Frozen		Improvements	560,740	560,740		61,682	Penalty	0	Uncapped Value	557,826	Mobile Home	0	0	0	0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	950,012	950,012	104,502	104,502	Total Taxable	103,502 10,139.00	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>COZORT CUSTOM HOMES INC</td> <td>09/03/2025</td> <td>950,000</td> <td>15</td> </tr> <tr> <td>/</td> <td>C.A.B.O. DEVELOPMENT COMPANY LI</td> <td>12/12/2024</td> <td>130,000</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	COZORT CUSTOM HOMES INC	09/03/2025	950,000	15	/	C.A.B.O. DEVELOPMENT COMPANY LI	12/12/2024	130,000	15
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																													
Remove Cap	2026	Land Value	389,272	389,272	11%	42,820	Assessed	104,502 10,237.02																																																													
Year Frozen		Improvements	560,740	560,740		61,682	Penalty	0																																																													
Uncapped Value	557,826	Mobile Home	0	0	0	0	Exemption	1,000 -98.00																																																													
TIF Project ID	0	Total Value	950,012	950,012	104,502	104,502	Total Taxable	103,502 10,139.00																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																	
/	COZORT CUSTOM HOMES INC	09/03/2025	950,000	15																																																																	
/	C.A.B.O. DEVELOPMENT COMPANY LI	12/12/2024	130,000	15																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660108179</td> <td>CAMPBELL, LUKE EDWARD &amp;</td> <td>3</td> <td>8,341</td> <td>0</td> <td>918</td> <td>90.00</td> </tr> <tr> <td>2024</td> <td>2024-660108179</td> <td>C.A.B.O. DEVELOPMENT COMPANY LLC</td> <td>3</td> <td>8,341</td> <td>0</td> <td>918</td> <td>88.00</td> </tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660108179	CAMPBELL, LUKE EDWARD &	3	8,341	0	918	90.00	2024	2024-660108179	C.A.B.O. DEVELOPMENT COMPANY LLC	3	8,341	0	918	88.00																																									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																														
2025	2025-660108179	CAMPBELL, LUKE EDWARD &	3	8,341	0	918	90.00																																																														
2024	2024-660108179	C.A.B.O. DEVELOPMENT COMPANY LLC	3	8,341	0	918	88.00																																																														



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:07:55  
 Page 2

Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6401		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	27,884.00 x 4.35 = 121,295		
Factor Value			
Adjustments	3.2093		
Lot Value	389,272		



660108179\_003.JPG 9/18/2025

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Stucco 10% Veneer, Masonry
Base/Total Area	2,554 / 3,438
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,554
Fixture/RghIn	15 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	941 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	797,377	231.93	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	105.43	Total Misc Impr	+ 35,759
Roofing Adj	+ 4.88	Garage Cost	+ 60,619
Subfloor Adj	+ -3.40	Total RCN	= 557,826
Heat/Cool Adj	+ 18.45	Depreciation ( 0%)	- 0
Plumbing Adj	+ 8.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 557,826
Adj Base Cost	= 134.22	Lot Value	+ 389,272
Total Area	x 3,438	Indicated Value	= 947,098
Adjusted Cost	= 461,448	Value Per SqFt	275.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	557,826		
Lot Value	389,272		
Indicated Value	947,098	275.48	Per SqFt
Agland Value			
Site Improvements	2,914		
Total Value	950,012	276.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR2	Fireplace - Residential 2 Story	0		1 2025	1	9,271.58		9,272
ODFP	Outdoor Fireplace/Firepit	0		1 2025	1	5,778.25		5,778
PRCH	Porch	173200	24x9		216	36.23		7,826
PATC	Patio - Covered	173201	612		612	21.05		12,883



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

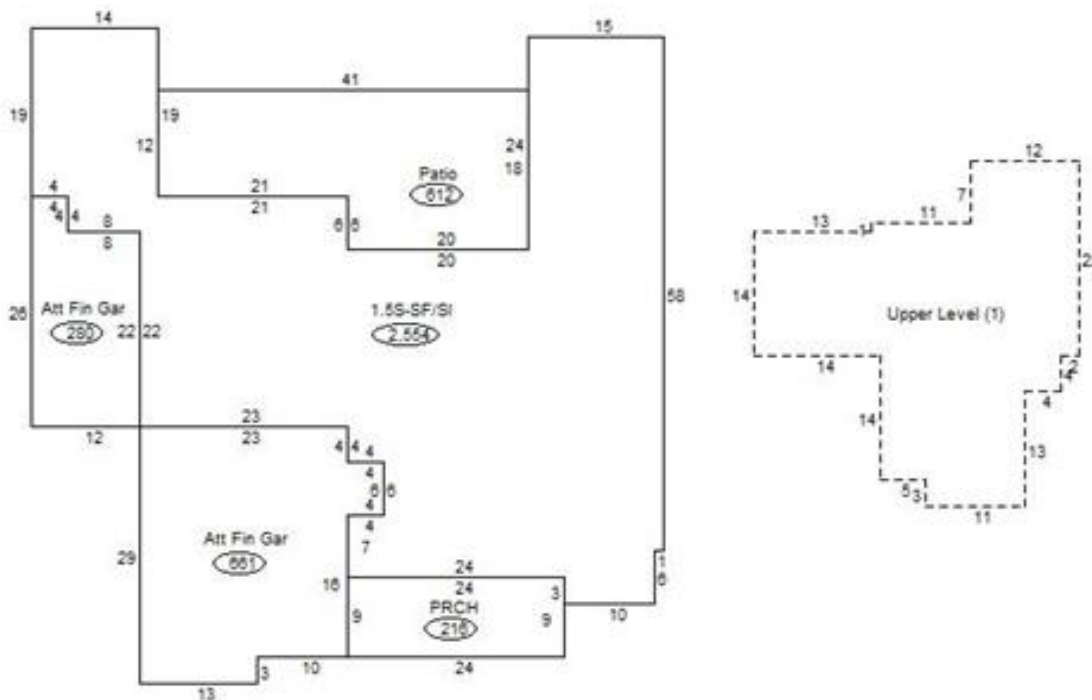
Date 04/18/2026

Time 11:07:55

Page 3

### Sketch Image

660108179



### 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	2,554	1.000	2,554
2	U	^UL		20	Upper Level (1)	884	1.000	884
3	G	5		20	Att Fin Gar	280	1.000	280
4	G	5		20	Att Fin Gar	661	1.000	661
5	M	PRCH		20	PRCH	216	1.000	216
6	M	PATC		20	Patio	612	1.000	612
<b>Total Building Area</b>						<b>2,554</b>		<b>2,554</b>



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:07:56  
Page 4

660108179

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual	3	Cond 3	Year 2025	Eff Age 1	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3,100.00 x 1)	3,100		3,100	186
						2,914