



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 660108181 Parcel ID 000223-0006-017-0-000-00 Cadastral ID 02-20-14-06330 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 348191 NOSTRAND, JULIE MONETTE 17703 E WHITE TAIL CV OWASSO OK 74055-0000 Parcel Location Situs 17703 E WHITE TAIL CV Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0017 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																										
Legal Description Lat/Long: 36.24852600 -95.78070647 LOT 17 BLOCK 6 THE COVES AT STONE CANYON PHASE I																																																																										
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6489		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	28,267.00 x 4.35 = 122,961		
Factor Value			
Adjustments	1.3608		
Lot Value	167,325		



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Frame, Stucco 25% Veneer, Masonry
Base/Total Area	4,331 / 4,331
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,331
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,396 Attached Garage - Finished 4 Stalls
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	848,188	195.84 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	110,21	Total Misc Impr	+ 56,805
Roofing Adj	+ 6.10	Garage Cost	+ 89,930
Subfloor Adj	+ -4.15	Total RCN	= 744,803
Heat/Cool Adj	+ 18.45	Depreciation (0%)	- 0
Plumbing Adj	+ 7.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 744,803
Adj Base Cost	= 138.09	Lot Value	+ 167,325
Total Area	x 4,331	Indicated Value	= 912,128
Adjusted Cost	= 598,068	Value Per SqFt	210.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	744,803		
Lot Value	167,325		
Indicated Value	912,128	210.60	Per SqFt
Agland Value			
Site Improvements	40,493		
Total Value	952,621	219.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2025	1	7,583.24		7,583
ODFP	Outdoor Fireplace/Firepit	0		1 2025	1	5,778.25		5,778
ODRK	Outdoor Kitchen	0		1 2025	1	7,200.00		7,200
PRCH	Porch	172148	54		54	37.15		2,006
PATC	Patio - Covered	172149	337		337	21.46		7,232
EPKS	Enclosed Porch - Kneewall Screen	173582	25x20		500	38.95		19,475
PATO	Patio - Open	184576	626		626	12.03		7,531



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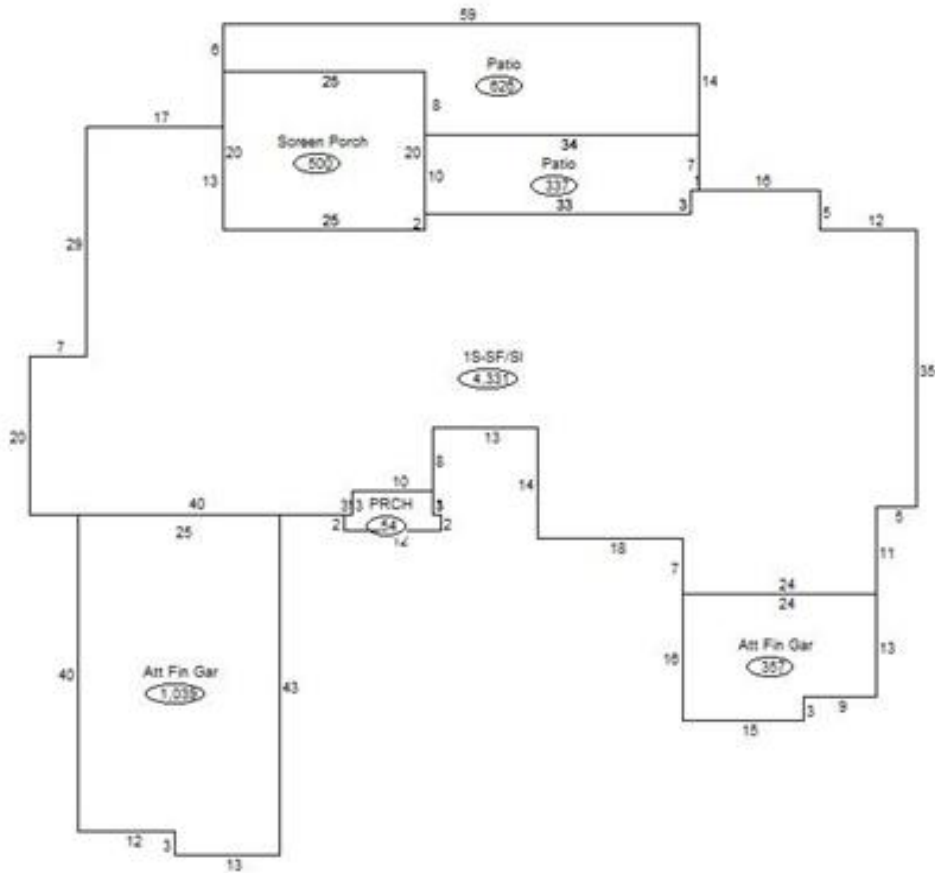
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	4,331	1.000	4,331
2	G	5		20	Att Fin Gar	1,039	1.000	1,039
3	G	5		20	Att Fin Gar	357	1.000	357
4	M	PRCH		20	PRCH	54	1.000	54
5	M	PATC		20	Patio	337	1.000	337
6	M	EPKS		20	Screen Porch	500	1.000	500
7	M	PATO		20	Patio	626	1.000	626
Total Building Area						4,331		4,331



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	20x40x6	Concrete		800
	Qual	4	Cond 4	Year 2025	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (53.28 x 800)	42,624	42,624	2,131	40,493