



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:08:05
Page 1

Assessment Data					Primary Image																																																					
Account 660108184 Parcel ID 000223-0007-002-0-000-00 Cadastral ID 02-20-14-06360 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347758 REYNOLDS, ZACHARY 17624 E WHITE TAIL CV OWASSO OK 74055-0000 Parcel Location Situs 17624 E WHITE TAIL CV Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0002 / 0007 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 Lot/Long: 36.24738737 -95.78241941										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>R25 022</td> <td>NEW SFR 3790 SQ FT</td> <td>01/2025</td> <td>08/2025</td> <td>680,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 022	NEW SFR 3790 SQ FT	01/2025	08/2025	680,000																																		
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Date 04/18/2026
 Time 11:08:05
 Page 2

Lot Data		Square-Foot - NBHD 1041 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.6084	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	26,502.00 x 4.35 = 115,284	
Factor Value		
Adjustments	2.8944	
Lot Value	333,678	



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,795 / 3,795
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,795
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 4.0 /
Basement Area	
Garage Type	912 Attached Garage - Finished 3 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	831,278	219.05	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	117.80	Total Misc Impr	+	30,910	
Roofing Adj	+ 6.21	Garage Cost	+	58,751	
Subfloor Adj	+ -4.28	Total RCN	=	642,517	
Heat/Cool Adj	+ 18.45	Depreciation (0%)	-	0	
Plumbing Adj	+ 7.50	Lump Sums	+	9,864	
Basement Adj	+ 0.00	RCNLD	=	652,381	
Adj Base Cost	= 145.68	Lot Value	+	333,678	
Total Area	x 3,795	Indicated Value	=	986,059	
Adjusted Cost	= 552,856	Value Per SqFt		259.83	

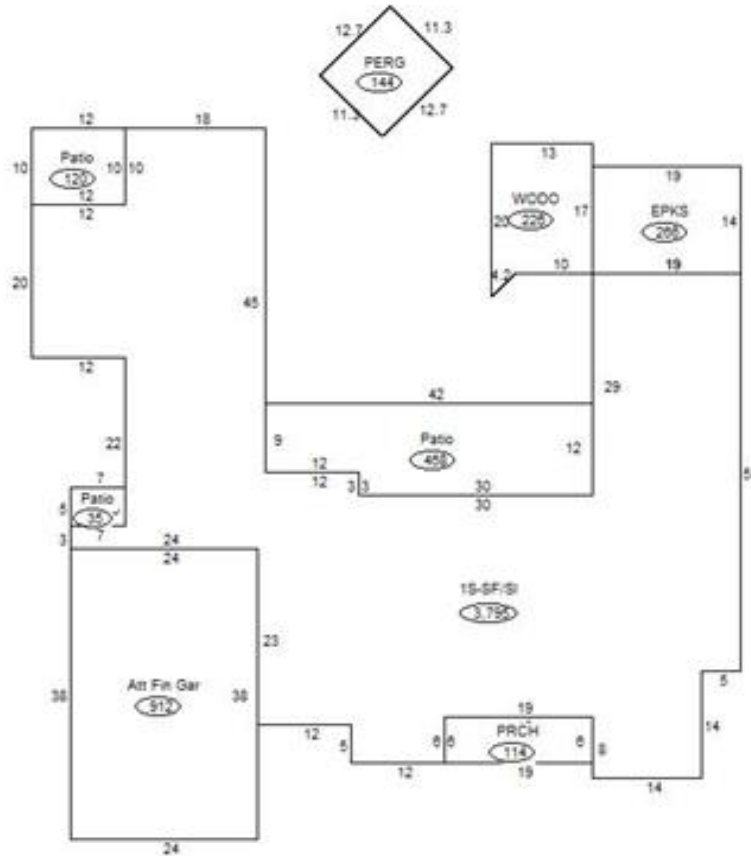
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	652,381		
Lot Value	333,678		
Indicated Value	986,059	259.83	Per SqFt
Agland Value			
Site Improvements	8,953		
Total Value	995,012	262.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2025	1	8,198.48		8,198
ODFP	Outdoor Fireplace/Firepit	0		1 2025	1	5,778.25		5,778
PRCH	Porch	173175	19x6		114	36.89		4,205
PATC	Patio - Covered	173176	7x5		35	28.09		983
PATC	Patio - Covered	173177	468		468	21.05		9,851
PERG	Pergola	173178	144		144	23.00		3,312
PATO	Patio - Open	173179	12x10		120	15.79		1,895
WODO	Wood Deck - Open	173180	226		226	28.99		6,552



Sketch Image

660108184



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,795	1.000	3,795
2	G	5		20	Att Fin Gar	912	1.000	912
3	M	PRCH		20	PRCH	114	1.000	114
4	M	PATC		20	Patio	35	1.000	35
5	M	PATC		20	Patio	468	1.000	468
6	M	PERG		20	PERG	144	1.000	144
7	M	PATO		20	Patio	120	1.000	120
8	M	WODO		20	WODO	226	1.000	226
9	O	EPKS		20	EPKS	266	1.000	266
Total Building Area						3,795		3,795



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Page 4

660108184

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EPKS	Enclosed Porch - Kneewall Screen	19x14x10	Concrete	Composition Shingle	266
	Qual 4	Cond 4	Year 2025	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (35.43 x 266)	9,424	9,424	471	8,953