



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:08:15  
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Assessment Data				Primary Image					
Account	660108189								
Parcel ID	000223-0007-007-0-000-00								
Cadastral ID	02-20-14-06410								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	344224								
CHASE RYAN HOMES LLC									
10335 S COLLEGE AVE TULSA OK 74137-0000									
Parcel Location									
Situs	17724 E WHITE TAIL CV								
Subdivision	COVES AT STONE CANYON PHASE I								
Lot/Block	0007 / 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 Lat/Long: 36.24769797 -95.78014134				Building Permits					
LOT 7 BLOCK 7 THE COVES AT STONE CANYON PHASE I				Number	Description	Opened	Closed	Amount	
				R26 106	NEW SFR 5150 SQ FT	03/2026		700,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	C.A.B.O. DEVELOPMENT COMPANY LI	03/09/2026	125,000	15
					/	SIXTHDAY PROPERTIES LLC	08/06/2024	0	6
					/	C.A.B.O. DEVELOPMENT COMPANY LI	07/11/2024	125,000	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2027	Land Value	8,341	8,341	11%	918	Assessed	918	89.93
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	8,341	8,341		918	Total Taxable	918	90.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108189	C.A.B.O. DEVELOPMENT COMPANY LLC			3	8,341	0	918	90.00
2024	2024-660108189	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	0.7604							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE 0							
	GATED 0							
Method								
Base Lot Value	33,121.00 x 8,341.00 = 8,341	660108189_001.JPG 9/18/2025						
Factor Value		<b>GRM Approach</b>						
Adjustments	1.0000	GRM Code						
Lot Value	8,341	Gross Rent 0.00						
<b>Residential Data</b>		Indicated Value						
Type		<b>Multiple Regression</b>						
Condition	5 - Very Good	MRA Code AO3 Residential						
Quality	-	Adusted R 0.8747						
Architecture		Indicated Value 121,636 Per SqFt						
Style		<b>Direct Comparables</b>						
Exterior Wall		Selection Model A Adam Test						
Base/Total Area /		Adjustment Model 1 2022 Residential						
Style		Comparables						
HVAC		Indicated Value						
Roof Cover		<b>Value Reconciliation</b>						
Area on Slab		Selected Approach Cost Approach						
Fixture/RghIn /		Improvements						
Bed/F/H Bath / /		Lot Value 8,341						
Basement Area		Indicated Value 8,341 0.00 Per SqFt						
Garage Type		Agland Value						
Remodel		Site Improvements						
Year/Eff Age /		Total Value 8,341 0.00 Total Value Per SqFt						
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
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				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value