



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:08:39
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Assessment Data Primary Image

Account 660108202
Parcel ID 000223-0008-007-0-000-00
Cadastral ID 35-21-14-06540
Property Type REAL - Real Property
Property Class RRP VI Area 4
Tax Area 7 - OWASSO/LIMESTONE FIRE
Name ID 342444
GAPPA, THOMAS & LINDSEY



660108202_001.JPG

8/28/2024

8110 E GREELY PL
BROKEN ARROW OK 74014-0000

Parcel Location

Situs 17801 E PATRIOT DR
Subdivision COVES AT STONE CANYON PHASE I
Lot/Block 0007 / 0008 Parcel Size 1 - Lots
Sec/Twn/Rng 35 / 21 / 14 / 5
Neighborhood 1041 - R-V01,4-SW OWASSO
School District S021 - OWASSO SCHOOLS

Legal Description Lat/Long: 36.24993652 -95.77848691

LOT 7 BLOCK 8 THE COVES AT STONE CANYON PHASE I

Building Permits

Number	Description	Opened	Closed	Amount
R23 351	R24 NEW SFR 4099 SQ FT	11/2023	08/2024	850,000

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	C.A.B.O. DEVELOPMENT COMPANY LI	08/30/2023	145,000	YES

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax
Remove Cap	2024	Land Value	145,000	145,000	11%	15,950	Assessed	114,598 12,438.24
Year Frozen		Improvements	903,584	896,802		98,648	Penalty	0
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -97.00
TIF Project ID	0	Total Value	1,048,584	1,041,802		114,598	Total Taxable	113,598 12,341.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108202	GAPPA, THOMAS & LINDSEY	7	1,011,459	1000	110,260	11,978.00
2024	2024-660108202	GAPPA, THOMAS & LINDSEY	7	145,000	0	15,950	1,760.00



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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6502		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	28,325.00 x 4.35 = 123,214		
Factor Value			
Adjustments	1.1768		
Lot Value	145,000		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6.5 - Excellent
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,058 / 4,033
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,058
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,326 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	923,547	229.00	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,000,880		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	141.10	Total Misc Impr	+ 59,401
Roofing Adj	+ 6.01	Garage Cost	+ 175,403
Subfloor Adj	+ -10.15	Total RCN	= 912,711
Heat/Cool Adj	+ 22.94	Depreciation (1%)	- 9,127
Plumbing Adj	+ 8.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 903,584
Adj Base Cost	= 168.09	Lot Value	+ 145,000
Total Area	x 4,033	Indicated Value	= 1,048,584
Adjusted Cost	= 677,907	Value Per SqFt	260.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	903,584		
Lot Value	145,000		
Indicated Value	1,048,584	260.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,048,584	260.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	2024	1	9,658.49	9,658
ODFP	Outdoor Fireplace/Firepit	0		1	2024	1	9,630.41	9,630
SHLT	STORM SHELTER	0		1	2024	1	0.00	
GENR	Generator - Residential Standby	0		1	2024	1	5,376.00	5,376
PRCH	Porch	160813	129			129	46.38	5,983
PRCH	Porch	160814	661			661	43.50	28,754



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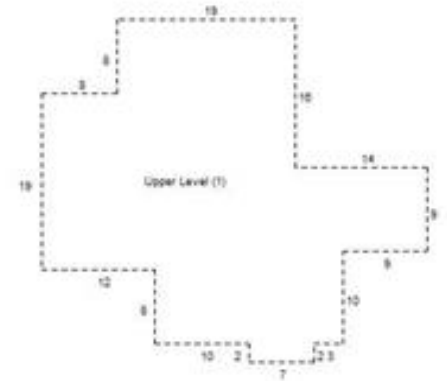
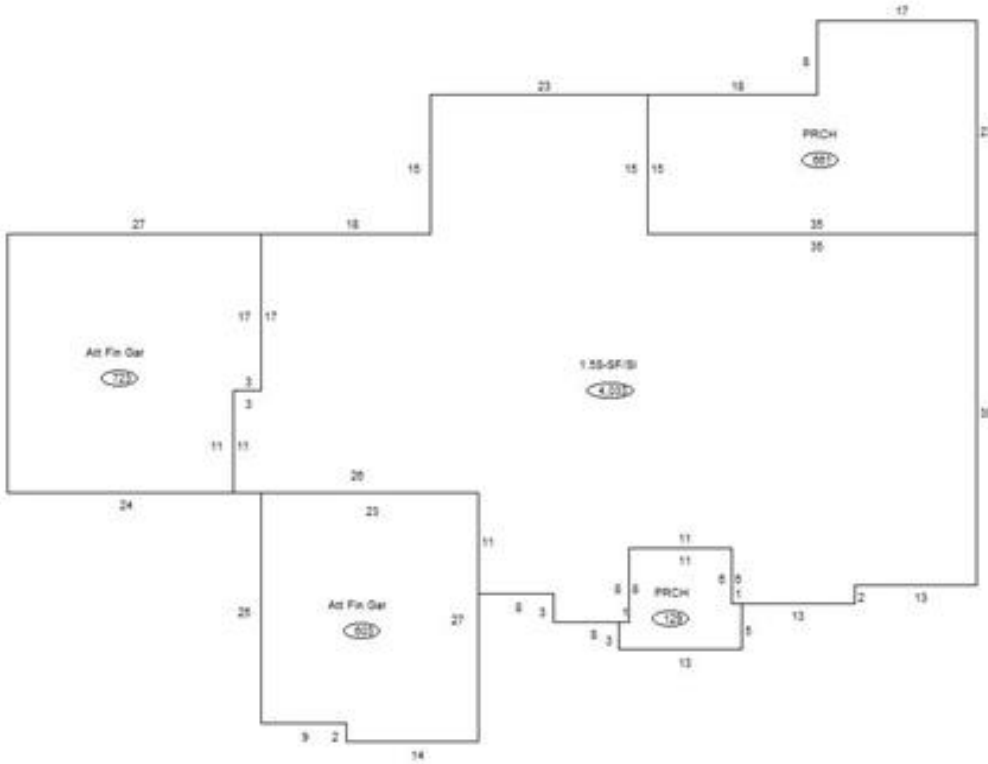
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Sketch Image

660108202



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	3,058	1.319	4,033
2	U	^UL		13	Upper Level (1)	975	1.000	975
3	G	5		13	Att Fin Gar	723	1.000	723
4	G	5		13	Att Fin Gar	603	1.000	603
5	M	PRCH		13	PRCH	129	1.000	129
6	M	PRCH		13	PRCH	661	1.000	661
Total Building Area						3,058		4,033