



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image
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Account 660108205
Parcel ID 000223-0009-001-0-000-00
Cadastral ID 01-20-14-06570
Property Type REAL - Real Property
Property Class RRP VI Area 3
Tax Area 3 - OWASSO RURAL/NO FIRE
Name ID 346391
 WELLS, BOBBY BRENT &
 DONNA DIANNE

17961 E PATRIOT DR
 OWASSO OK 74055-0000

Parcel Location
Situs 17961 E PATRIOT DR
Subdivision COVES AT STONE CANYON PHASE I
Lot/Block 0001 / 0009 Parcel Size 1 - Lots
Sec/Twn/Rng 1 / 20 / 14 / 5
Neighborhood 1041 - R-V01,4-SW OWASSO
School District S021 - OWASSO SCHOOLS



660108205_001.JPG 12/17/2025

Legal Description Lat/Long: 36.24907765 -95.77469301

LOT 1 BLOCK 9 THE COVES AT STONE CANYON PHASE I

Building Permits

Number	Description	Opened	Closed	Amount
R25 018	NEW POOL	04/2025	12/2025	32,000
R25 019	NEW SFR 4542 SQ FT	01/2025	12/2025	850,000

Exemptions

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

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	ABBEY HOMES LLC	02/14/2025	145,000	20
/	C.A.B.O. DEVELOPMENT COMPANY LI	04/04/2024	120,000	15

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2026	Land Value	145,000	145,000	11%	15,950	Assessed	106,045 10,388.17
Year Frozen		Improvements	819,046	819,046		90,095	Penalty	0
Uncapped Value	819,046	Mobile Home	0	0	0	0	Exemption	1,000 -98.00
TIF Project ID	0	Total Value	964,046	964,046		106,045	Total Taxable	105,045 10,290.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108205	WELLS, BOBBY BRENT &	3	145,000	0	15,950	1,562.00
2024	2024-660108205	ABBEY HOMES LLC	3	8,341	0	918	88.00



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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.9739		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	42,425.00 x 4.23 = 179,578		
Factor Value			
Adjustments	0.8075		
Lot Value	145,000		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Stucco 10% Veneer, Stone
Base/Total Area	3,496 / 4,535
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,496
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	1,120 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 /

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	107.61	Total Misc Impr	+ 54,041
Roofing Adj	+ 5.28	Garage Cost	+ 91,661
Subfloor Adj	+ -4.97	Total RCN	= 761,600
Heat/Cool Adj	+ 20.10	Depreciation (0%)	- 0
Plumbing Adj	+ 7.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 761,600
Adj Base Cost	= 135.81	Lot Value	+ 145,000
Total Area	x 4,535	Indicated Value	= 906,600
Adjusted Cost	= 615,898	Value Per SqFt	199.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	761,600		
Lot Value	145,000		
Indicated Value	906,600	199.91	Per SqFt
Agland Value			
Site Improvements	57,446		
Total Value	964,046	212.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	184715	226		226	44.59		10,077
PATC	Patio - Covered	184716	370		370	22.54		8,340
PATC	Patio - Covered	184717	19x13		247	25.35		6,261
FPR1	Fireplace - Residential 1 Story			1 2025	1	8,928.49		8,928
ODFP	Outdoor Fireplace/Firepit			2 2025	2	7,704.33		15,409
GENR	Generator - Residential Standby			1 2025	1	5,026.00		5,026



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	24x44x0	Reinforced-Concrete		1,056
	Qual	5	Cond 5	Year 2025	Eff Age 0	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (54.40 x 1,056)	57,446	57,446		57,446