



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:08:58
Page 1

Assessment Data Primary Image

Account 660108212
Parcel ID 000223-0010-002-0-000-00
Cadastral ID 01-20-14-06640
Property Type REAL - Real Property
Property Class RRP VI Area 3
Tax Area 3 - OWASSO RURAL/NO FIRE
Name ID 345737
NGUYEN, QUYNH &
TUAN TRAN



6564 N WHITE TAIL COVE
OWASSO OK 74055-0000

Parcel Location

Situs 06564 N WHITE TAIL CV
Subdivision COVES AT STONE CANYON PHASE I
Lot/Block 0002 / 0010 Parcel Size 1 - Lots
Sec/Twn/Rng 1 / 20 / 14 / 5
Neighborhood 1041 - R-V01,4-SW OWASSO
School District S021 - OWASSO SCHOOLS

660108212_001.JPG 8/16/2024

Legal Description Lat/Long: 36.24867401 -95.77697878 Building Permits

LOT 2 BLOCK 10 THE COVES AT STONE CANYON PHASE I

Number	Description	Opened	Closed	Amount
R23 321	R24 NEW SFR 3274 SQ FT	10/2023	08/2024	684,247

Exemptions Sale History

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

Bk/Pg	Grantor	Date	Price	Code
/	COZORT CUSTOM HOMES INC	11/05/2024	799,000	YES
/	C.A.B.O. DEVELOPMENT COMPANY LI	10/30/2023	130,000	15

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2025	Land Value	205,068	205,068	11%	22,557	Assessed	90,526 8,867.93
Year Frozen		Improvements	624,179	617,902		67,969	Penalty	0
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -98.00
TIF Project ID	0	Total Value	829,247	822,970	90,526	90,526	Total Taxable	89,526 8,770.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108212	NGUYEN, QUYNH &	3	799,000	0	87,890	8,610.00
2024	2024-660108212	COZORT CUSTOM HOMES INC	3	8,341	0	918	88.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:08:58
 Page 2

Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5541		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	24,138.00 x 4.35 = 105,000		
Factor Value			
Adjustments	1.9530		
Lot Value	205,068		



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,226 / 3,290
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,226
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	856 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 1

660108212_001.JPG 8/16/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	773,540	235.12	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	853,870		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	121.46	Total Misc Impr	+ 37,534				
Roofing Adj	+ 5.33	Garage Cost	+ 86,619				
Subfloor Adj	+ -6.24	Total RCN	= 630,484				
Heat/Cool Adj	+ 21.74	Depreciation (1%)	- 6,305				
Plumbing Adj	+ 11.61	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 624,179				
Adj Base Cost	= 153.90	Lot Value	+ 205,068				
Total Area	x 3,290	Indicated Value	= 829,247				
Adjusted Cost	= 506,331	Value Per SqFt	252.05				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	624,179		
Lot Value	205,068		
Indicated Value	829,247	252.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	829,247	252.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160720	8x6		48	46.91		2,252
PRCH	Porch	160721	374		374	44.70		16,718
FPPF	Fireplace - Prefabricated			1	1	8,933.68		8,934
ODFP	Outdoor Fireplace/Firepit			1	1	9,630.41		9,630



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

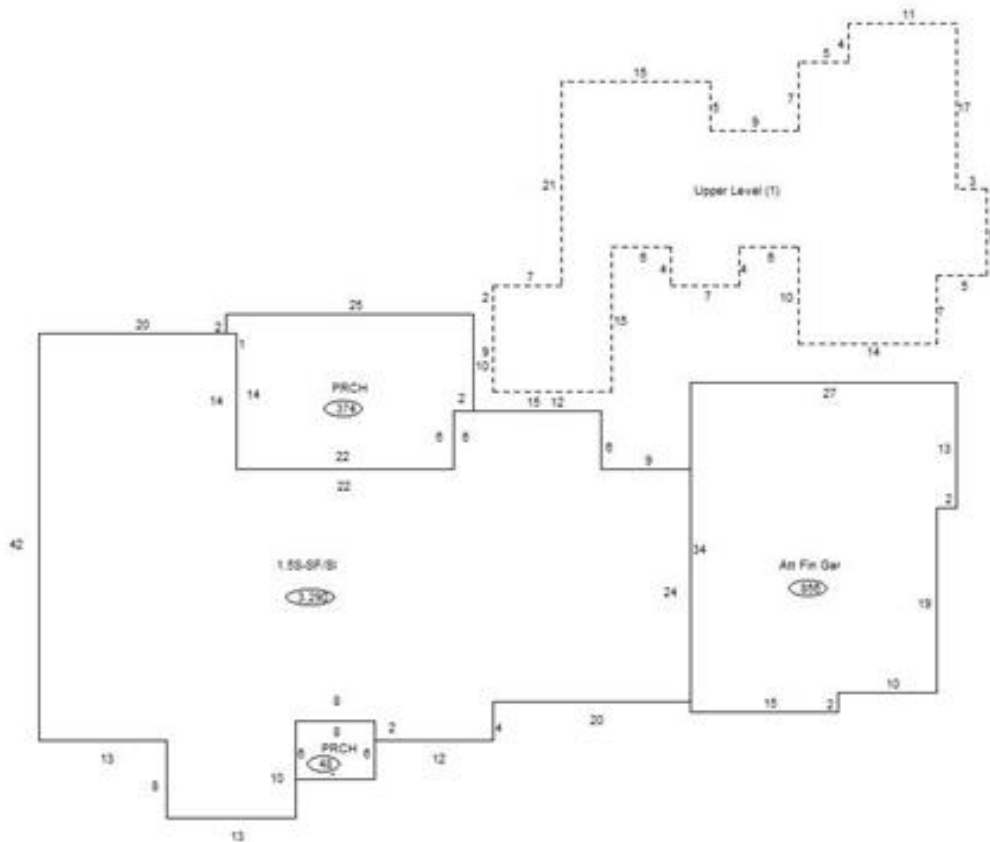
Date 04/18/2026

Time 11:08:58

Page 3

Sketch Image

660108212



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	2,226	1.478	3,290
2	G	5		13	Att Fin Gar	856	1.000	856
3	U	^UL		13	Upper Level (1)	1,064	1.000	1,064
4	M	PRCH		13	PRCH	48	1.000	48
5	M	PRCH		13	PRCH	374	1.000	374
Total Building Area						2,226		3,290