



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:09:02
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Assessment Data					Primary Image																																																																
Account 660108214 Parcel ID 000223-0011-002-0-000-00 Cadastral ID 01-20-14-06660 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347230 COOPER, GLENNA K & TIMI L RICHARDSON 6565 N WHITE TAIL COVE OWASSO OK 74055-0000 Parcel Location Situs 06565 N WHITE TAIL CV Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0002 / 0011 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660108214_001.JPG 3/12/2025</p>																																																																
Legal Description Lat/Long: 36.24880527 -95.77604937 LOT 2 BLOCK 11 THE COVES AT STONE CANYON PHASE I																																																																					
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6604		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	28,765.00 x 4.35 = 125,128		
Factor Value			
Adjustments	1.3785		
Lot Value	172,489		



660108214_001.JPG 3/12/2025

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,520 / 3,793
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,520
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	897 Attached Garage - Finished
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	795,214	209.65	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	115.94	Total Misc Impr	+	33,327			
Roofing Adj	+ 4.75	Garage Cost	+	73,410			
Subfloor Adj	+ -4.52	Total RCN	=	652,512			
Heat/Cool Adj	+ 20.10	Depreciation (0%)	-	0			
Plumbing Adj	+ 7.62	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	652,512			
Adj Base Cost	= 143.89	Lot Value	+	172,489			
Total Area	x 3,793	Indicated Value	=	825,001			
Adjusted Cost	= 545,775	Value Per SqFt		217.51			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	652,512		
Lot Value	172,489		
Indicated Value	825,001	217.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	825,001	217.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2025	1	8,258.46		8,258
ODFP	Outdoor Fireplace/Firepit	0		1 2025	1	7,704.33		7,704
PRCH	Porch	168860	23x6		138	45.22		6,240
PATC	Patio - Covered	168861	498		498	22.34		11,125



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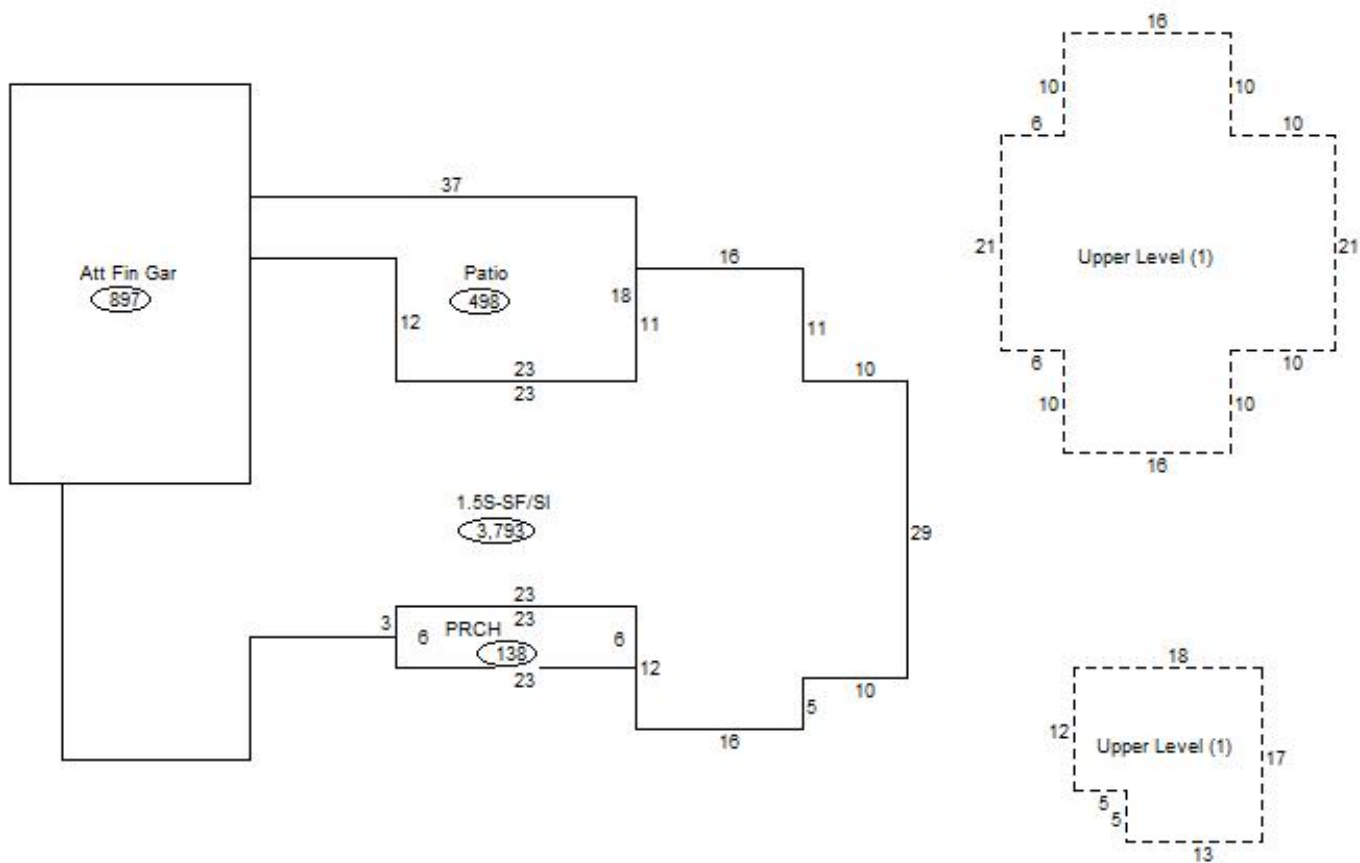
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Sketch Image

660108214



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,520	1.505	3,793
2	U	^UL		20	Upper Level (1)	992	1.000	992
3	U	^UL		20	Upper Level (1)	281	1.000	281
4	G	5		20	Att Fin Gar	897	1.000	897
5	M	PRCH		20	PRCH	138	1.000	138
6	M	PATC		20	Patio	498	1.000	498
Total Building Area						2,520		3,793