



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 660108215
Parcel ID 000223-0011-003-0-000-00
Cadastral ID 01-20-14-06670
Property Type REAL - Real Property
Property Class RRP VI Area 3
Tax Area 3 - OWASSO RURAL/NO FIRE
Name ID 345538
 POWELL, JONATHAN & LISA



6541 N WHITE TAIL COVE
OWASSO OK 74055-0000

Parcel Location
Situs 06541 N WHITE TAIL CV
Subdivision COVES AT STONE CANYON PHASE I
Lot/Block 0003 / 0011 **Parcel Size** 1 - Lots
Sec/Twn/Rng 1 / 20 / 14 / 5
Neighborhood 1041 - R-V01,4-SW OWASSO
School District S021 - OWASSO SCHOOLS

660108215_001.JPG 5/29/2024

Legal Description	Building Permits
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LOT 3 BLOCK 11 THE COVES AT STONE CANYON PHASE I
Lat/Long: 36.24839069 -95.77604816

Number	Description	Opened	Closed	Amount
R23 354	R24 NEW DTCH ACC BLDG 416 SQ FT	11/2023	05/2024	75,000
R23 084	R24 NEW POOL	11/2023	05/2024	114,750
R23 353	R24 NEW SFR 3793 SQ FT	11/2023	05/2024	774,820

Exemptions	Sale History
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Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Bk/Pg	Grantor	Date	Price	Code
/	COZORT CUSTOM HOMES INC	10/08/2024	1,265,000	YES
/	C.A.B.O. DEVELOPMENT COMPANY LI	12/22/2023	130,000	15

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2025	Land Value	329,136	329,136	11%	36,205	Assessed	123,067 12,055.64
Year Frozen		Improvements	789,652	789,652		86,862	Penalty	0
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00
TIF Project ID	0	Total Value	1,118,788	1,118,788		123,067	Total Taxable	122,067 11,958.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108215	POWELL, JONATHAN & LISA	3	1,265,000	1000	138,150	13,533.00
2024	2024-660108215	COZORT CUSTOM HOMES INC	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	0.7745		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	33,739.00 x 4.35 = 146,765		
Factor Value			
Adjustments	2.2426		
Lot Value	329,136		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Stucco 20% Veneer, Masonry
Base/Total Area	3,779 / 3,779
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,779
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,025 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	937,587	248.10	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	985,750 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	117.23	Total Misc Impr	+ 60,468				
Roofing Adj	+ 6.76	Garage Cost	+ 83,886				
Subfloor Adj	+ -6.38	Total RCN	= 700,018				
Heat/Cool Adj	+ 20.10	Depreciation (1%)	- 7,000				
Plumbing Adj	+ 9.33	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 693,018				
Adj Base Cost	= 147.04	Lot Value	+ 329,136				
Total Area	x 3,779	Indicated Value	= 1,022,154				
Adjusted Cost	= 555,664	Value Per SqFt	270.48				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	693,018		
Lot Value	329,136		
Indicated Value	1,022,154	270.48	Per SqFt
Agland Value			
Site Improvements	96,634		
Total Value	1,118,788	296.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	160209	35x15		525	43.24		22,701
PRCH	Slab Porch - Covered	160210	304		304	44.26		13,455
FPPF	Fireplace - Prefabricated			1 2024	1	8,258.46		8,258
ODFP	Outdoor Fireplace/Firepit			1 2024	1	7,704.33		7,704
ODRK	Outdoor Kitchen			1 2024	1	8,350.00		8,350



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	16x34x0	Concrete		544	
	Qual 5	Cond 3	Year 2025	Eff Age 1			
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (59.90 x 544)	32,586		32,586	1,629	30,957
	PLHR	Pool House - Residential	16x26x10	Concrete	Composition Shingle	416	
	Qual 4	Cond 3	Year 2024	Eff Age 2			
		Valuation Summary	Modifier Total	RCN	Depr (2% Phys/ % Func)	RCNLD	
		Base Cost (133.42 x 416)	55,503		55,503	1,110	54,393
	PRCH	Porch	19x26x8	Concrete	Composition Shingle	494	
	Qual 3	Cond 3	Year 2024	Eff Age 2			
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (25.38 x 494)	12,538		12,538	1,254	11,284