



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:09:06  
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### Assessment Data

Account 660108216  
Parcel ID 000223-0011-004-0-000-00  
Cadastral ID 01-20-14-06680  
Property Type REAL - Real Property  
Property Class RRP VI Area 3  
Tax Area 3 - OWASSO RURAL/NO FIRE  
Name ID 345639  
ROSETTE, WYATT MATTHEW

17884 E WHITE TAIL COVE  
OWASSO OK 74055-0000

#### Parcel Location

Situs 17884 E WHITE TAIL CV  
Subdivision COVES AT STONE CANYON PHASE I  
Lot/Block 0004 / 0011 Parcel Size 1 - Lots  
Sec/Twn/Rng 1 / 20 / 14 / 5  
Neighborhood 1041 - R-V01,4-SW OWASSO  
School District S021 - OWASSO SCHOOLS

### Primary Image



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### Legal Description

Lat/Long: 36.24813661 -95.77648033

LOT 4 BLOCK 11 THE COVES AT STONE CANYON PHASE I

### Building Permits

Number	Description	Opened	Closed	Amount
R23 320	R24 NEW SFR 3578 SQ FT	10/2023	11/2024	865,260

### Exemptions

Code	Type	Active	Maximum	Exemption

### Sale History

Bk/Pg	Grantor	Date	Price	Code
/	COZORT CUSTOM HOMES INC	10/22/2024	875,000	YES
/	C.A.B.O. DEVELOPMENT COMPANY LI	10/30/2023	120,000	15

### Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2025	Land Value	207,221	207,221	11%	22,794	Assessed	99,925 9,788.65
Year Frozen		Improvements	701,193	701,193		77,131	Penalty	0
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00
TIF Project ID	0	Total Value	908,414	908,414		99,925	Total Taxable	99,925 9,789.00

### Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108216	ROSETTE, WYATT MATTHEW	3	875,002	0	96,250	9,429.00
2024	2024-660108216	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	0.5062		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	22,050.07 x 4.35 = 95,918		
Factor Value			
Adjustments	2.1604		
Lot Value	207,221		



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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	70% Veneer, Masonry 30% Veneer, Stone
Base/Total Area	2,516 / 3,580
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,516
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 2.0
Basement Area	
Garage Type	886 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	844,483	235.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	897,790		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	122.80	Total Misc Impr	+ 61,538
Roofing Adj	+ 5.45	Garage Cost	+ 89,654
Subfloor Adj	+ -6.33	Total RCN	= 708,276
Heat/Cool Adj	+ 21.74	Depreciation ( 1%)	- 7,083
Plumbing Adj	+ 11.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 701,193
Adj Base Cost	= 155.61	Lot Value	+ 207,221
Total Area	x 3,580	Indicated Value	= 908,414
Adjusted Cost	= 557,084	Value Per SqFt	253.75

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	701,193		
Lot Value	207,221		
Indicated Value	908,414	253.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	908,414	253.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2024	1	8,933.68		8,934
ODFP	Outdoor Fireplace/Firepit	0		1 2024	1	9,630.41		9,630
ODRK	Outdoor Kitchen	0		1 2024	1	9,500.00		9,500
PRCH	Porch	161628	10x7		70	46.76		3,273
PRCH	Porch	161629	41x17		697	43.33		30,201

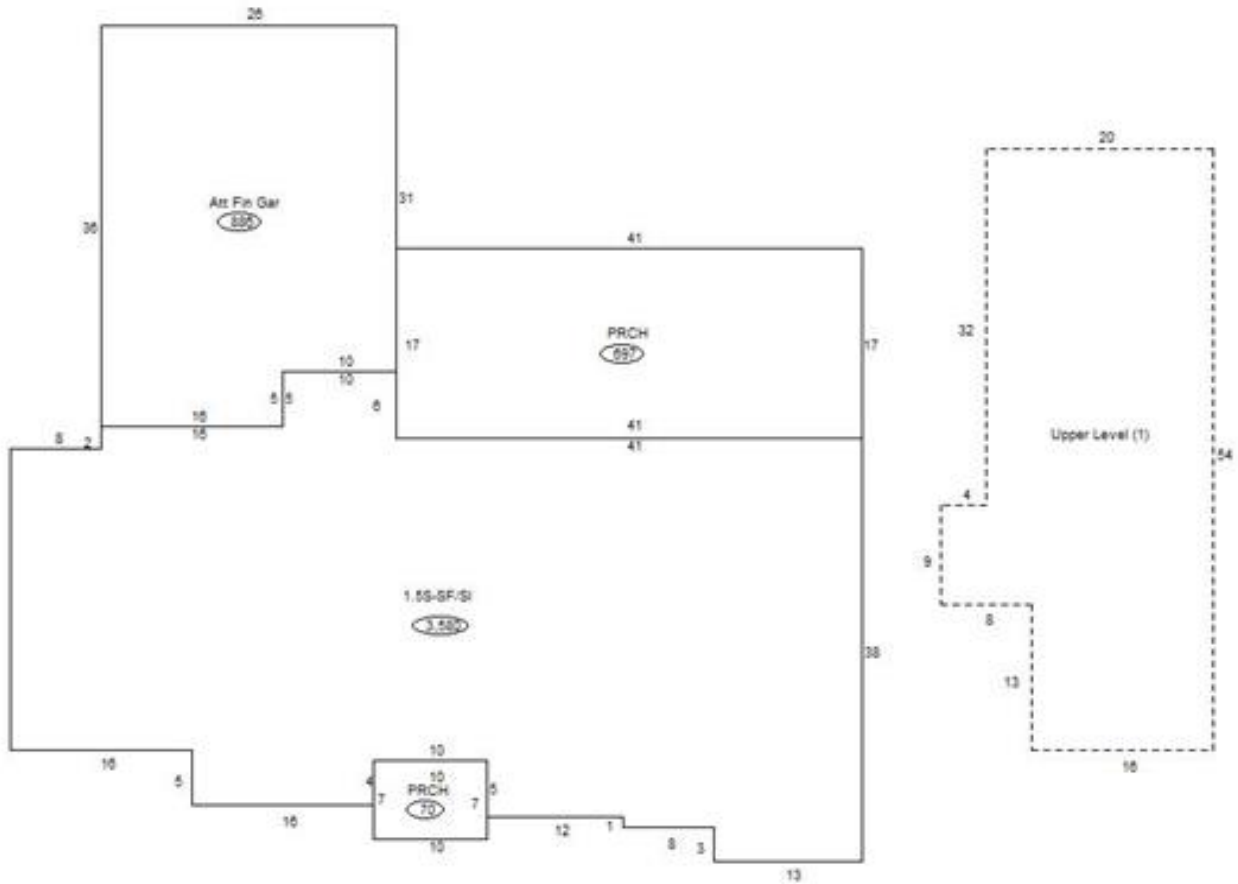


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Sketch Image

660108216



**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	2,516	1.423	3,580
2	U	^UL		13	Upper Level (1)	1,064	1.000	1,064
3	G	5		13	Att Fin Gar	886	1.000	886
4	M	PRCH		13	PRCH	70	1.000	70
5	M	PRCH		13	PRCH	697	1.000	697
<b>Total Building Area</b>						2,516		3,580