



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:37:27  
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Assessment Data					Primary Image				
Account	660109933				No Image On File				
Parcel ID	000224-0001-005-0-000-00								
Cadastral ID	02-20-14-08350								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	346913								
DUREN, DAVIS & AMANDA									
18319 E RED FOX TRAIL OWASSO OK 74055-0000									
<b>Parcel Location</b>									
Situs	17241 E AUDUBON TRL								
Subdivision	COVES AT STONE CANYON PHASE II								
Lot/Block	0005 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	2 / 20 / 14 / 5								
Neighborhood	1041 - R-V01,4-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description					Building Permits				
Lot/Long: LOT 5 BLOCK 1 THE COVES AT STONE CANYON PHASE II					Number	Description	Opened	Closed	Amount
					R25 041	NEW POOL	09/2025		75,000
					R25 152	NEW SFR 4937 SQ FT	05/2025		999,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	C.A.B.O. DEVELOPMENT COMPANY LI	04/18/2025	275,000	15
					/	OLT-STONE CANYON	03/07/2025	0	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2026	Land Value	275,000	275,000	11%	30,250	Assessed	30,250	2,963.29
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	275,000	275,000		30,250	Total Taxable	30,250	2,963.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		



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Lot Data		Square-Foot - NBHD 1041 #1		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.5123							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE							
	GATED							
Method	Square-Foot							
Base Lot Value	22,314.00 x 4.35 = 97,066							
Factor Value								
Adjustments	2.8331							
Lot Value	275,000							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adjusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	A	Adam Test		
Roof Cover				Adjustment Model	1	2022 Residential		
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	275,000			
Year/Eff Age /				Indicated Value	275,000	0.00	Per SqFt	
				Agland Value				
				Site Improvements				
				Total Value	275,000	0.00	Total Value Per SqFt	
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	275,000				
Total Area	x	Indicated Value	=	275,000				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value