



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:37:28  
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Assessment Data					Primary Image				
Account	660109934				No Image On File				
Parcel ID	000224-0001-006-0-000-00								
Cadastral ID	02-20-14-08360								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	335760								
VIOLETT FAMILY REVOCABLE TRUST									
18761 E RED FOX TRL OWASSO OK 74055-0000									
<b>Parcel Location</b>									
Situs	17361 E AUDUBON TRL								
Subdivision	COVES AT STONE CANYON PHASE II								
Lot/Block	0006 / 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 6 BLOCK 1 THE COVES AT STONE CANYON PHASE II					Number	Description	Opened	Closed	Amount
					R25	NEW POOL	04/2025		90,879
					R25 102	NEW SFR 4335 SQ FT	04/2025		899,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	C.A.B.O. DEVELOPMENT COMPANY LI	04/01/2025	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	0.5121							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE							
	GATED							
Method	Square-Foot							
Base Lot Value	22,306.00 x 4.35 = 97,031							
Factor Value								
Adjustments	2.8342							
Lot Value	275,000							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
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				
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 275,000				
				Indicated Value 275,000 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 275,000 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value