



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:42:19
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Assessment Data				Primary Image					
Account	660110483			No Image On File					
Parcel ID	000226-0006-003-0-000-00								
Cadastral ID	02-20-14-08610								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	342965								
COZORT CUSTOM HOMES INC									
12800-D S MEMORIAL DR BIXBY OK 74008-0000									
Parcel Location									
Situs	TBD AND OR CORNER LOT								
Subdivision	COVES AT STONE CANYON PHASE III								
Lot/Block	0003 / 0006	Parcel Size	1 - Lots						
Sec/Twn/Rng	2 / 21 / 14 / 5								
Neighborhood	1041 - R-V01,4-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description				Building Permits					
Lot/Long:				Number	Description	Opened	Closed	Amount	
LOT 3 BLOCK 6 THE COVES AT STONE CANYON PHASE III									
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	C.A.B.O. DEVELOPMENT COMPANY LI	12/17/2025	560,000	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2026	Land Value	8,126	8,126	11%	894	Assessed	894	87.58
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	8,126	8,126		894	Total Taxable	894	88.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax



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Lot Data		- COVES AT STONE CANYON III - DEV DEF		Primary Image				
Lot Size	0 0							
Lot Count	1							
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE GATED							
Method								
Base Lot Value	1.00 x 8,126.00 = 8,126							
Factor Value								
Adjustments								
Lot Value	8,126							
Residential Data								
Type		GRM Approach						
Condition	-	GRM Code						
Quality	-	Gross Rent 0.00						
Architecture		Indicated Value						
Style		Multiple Regression						
Exterior Wall		MRA Code						
Base/Total Area /		Adusted R						
Style		Indicated Value						
HVAC		Direct Comparables						
Roof Cover		Selection Model A Adam Test						
Area on Slab		Adjustment Model 1 2022 Residential						
Fixture/RghIn /		Comparables						
Bed/F/H Bath / /		Indicated Value						
Basement Area		Value Reconciliation						
Garage Type		Selected Approach Cost Approach						
Remodel		Improvements						
Year/Eff Age /		Lot Value 8,126						
Cost Approach		Manual : 01/2025		Indicated Value 8,126 0.00 Per SqFt				
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	+	8,126				
Total Area	x	Indicated Value	=	8,126				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value