



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:42:52  
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Assessment Data					Primary Image				
Account	660110501				No Image On File				
Parcel ID	000226-0010-003-0-000-00								
Cadastral ID	02-20-14-08790								
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									
<b>Parcel Location</b>									
Situs	06295 N QUAIL COVE CIR								
Subdivision	COVES AT STONE CANYON PHASE III								
Lot/Block	0003 / 0010	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				
Lat/Long:					Number	Description	Opened	Closed	Amount
LOT 3 BLOCK 10 THE COVES AT STONE CANYON PHASE III					R25 411	NEW SFR 5057 SQ FT	12/2025		795,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	C.A.B.O. DEVELOPMENT COMPANY LI	12/17/2025	145,000	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								
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	+	8,126				
Total Area	x	Indicated Value	=	8,126				
Adjusted Cost	= 0	Value Per SqFt		0.00				
		<b>Value Reconciliation</b>						
		Selected Approach Cost Approach						
		Improvements						
		Lot Value	8,126					
		Indicated Value	8,126	0.00	Per SqFt			
		Agland Value						
		Site Improvements						
		Total Value	8,126	0.00	Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value