



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:41:22  
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Assessment Data					Primary Image														
<b>Account</b> 660092769 <b>Parcel ID</b> 000000-00-0-00065-001-0026 <b>Cadastral ID</b> 02-20-14-00290 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 294596 C.A.B.O. DEVELOPMENT COMPANY LLC  12150 E 96TH ST N., SUITE 202 OWASSO OK 74055-0000  <b>Parcel Location</b>  <b>Situs</b> <b>Subdivision</b> BLUFFS AT STONE CANYON (THE) <b>Lot/Block</b> 0026 / 0001 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 14 / 5 <b>Neighborhood</b> 1218 - R-V01-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>660092769 09/08/25</p> <p>660092769_001.JPG 9/18/2025</p>														
<b>Legal Description</b> Lat/Long: 36.23760574 -95.78193649																			
LOT 26 & 27 BLOCK 1 THE BLUFFS AT STONE CANYON					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	C.A.B.O. DEVELOPMENT COMPANY LI	01/07/2026	0	11										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	7,886	1,234	11%	136	<b>Assessed</b>	136	13.32										
Year Frozen	0	<b>Improvements</b>	0	0		0	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
TIF Project ID	0	<b>Total Value</b>	7,886	1,234		136	<b>Total Taxable</b>	136	13.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660092769	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,970	0	63	6.00										
2024	2024-660092769	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,970	0	60	6.00										
2023	2023-660092769	C.A.B.O. DEVELOPMENT COMPANY LLC			3	7,185	0	57	5.00										
2022	2022-660092769	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00										
2021	2021-660092769	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00										
2020	2020-660092769	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00										
2019	2019-660092769	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00										
2018	2018-660092769	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00										
2017	2017-660092769	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00										
2016	2016-660092769	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00										
2015	2015-660092769	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00										
2014	2014-660092769	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00										
2013	2013-660092769	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00										



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Lot Data		Square-Foot - NBHD 1918 #1		Primary Image				
Lot Size								
Lot Count	0							
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS		0					
			0					
Method	Square-Foot							
Base Lot Value	57,400.00 x 5.55 = 318,760				660092769_001.JPG	9/18/2025		
Factor Value				<b>GRM Approach</b>				
Adjustments	0.0247			GRM Code				
Lot Value	7,886			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	6 - Excellent			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	7,886			
Basement Area				Indicated Value	7,886			
Garage Type				Agland Value	0.00 Per SqFt			
Remodel				Site Improvements				
Year/Eff Age /				Total Value	7,886 0.00 Total Value Per SqFt			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
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	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 7,886					
Total Area	x	Indicated Value	= 7,886					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value