



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660093467				No Image On File				
Parcel ID	20N14E-01-1-00000-000-0000								
Cadastral ID	01-20-14-00150								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	294596								
C.A.B.O. DEVELOPMENT COMPANY LLC									
12150 E 96TH ST N., SUITE 202 OWASSO OK 74055-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	6.24 - Acres						
Sec/Twn/Rng	1 / 20 / 14 / 3								
Neighborhood	2014 - UNPLATTED T20 & 21 OF R14								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.24189391 -95.77165503									
Building Permits									
THE 8.72 AC TRACT DESC ON 2007-791 AS COMM NE/C OF NW 1-20 14; S 01-21-44E ALG E/LINE 2451.57' TO POB; S01-21-44E ALG E/LINE 695.72'; S17-44-52W 60.20'; N69-14-35W 176.03'; S70-39-54W 60.19'; S29-55-32W 130.49'; S51-42-18W 13.73';					Number	Description	Opened	Closed	Amount
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2007/791	GREENHILL PROPERTIES LLC	02/27/2009	433,500	
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	213	213	11%	23	Assessed	23	2.25
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	213	213		23	Total Taxable	23	2.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093467	C.A.B.O. DEVELOPMENT COMPANY LLC	3	213	0	23	2.00		
2024	2024-660093467	C.A.B.O. DEVELOPMENT COMPANY LLC	3	213	0	23	2.00		
2023	2023-660093467	C.A.B.O. DEVELOPMENT COMPANY LLC	3	213	0	23	2.00		
2022	2022-660093467	C.A.B.O. DEVELOPMENT COMPANY LLC	3	213	0	23	2.00		
2021	2021-660093467	C.A.B.O. DEVELOPMENT COMPANY LLC	3	213	0	23	2.00		
2020	2020-660093467	C.A.B.O. DEVELOPMENT COMPANY LLC	3	213	0	23	2.00		
2019	2019-660093467	C.A.B.O. DEVELOPMENT COMPANY LLC	3	213	0	23	2.00		
2018	2018-660093467	C.A.B.O. DEVELOPMENT COMPANY LLC	3	280	0	31	3.00		
2017	2017-660093467	C.A.B.O. DEVELOPMENT COMPANY LLC	3	280	0	31	3.00		
2016	2016-660093467	C.A.B.O. DEVELOPMENT COMPANY LLC	3	280	0	31	3.00		
2015	2015-660093467	C.A.B.O. DEVELOPMENT COMPANY LLC	3	280	0	31	3.00		
2014	2014-660093467	C.A.B.O. DEVELOPMENT COMPANY LLC	3	389	0	43	4.00		
2013	2013-660093467	C.A.B.O. DEVELOPMENT COMPANY LLC	3	389	0	43	4.00		



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Lot Data		Square-Foot - NBHD 2014 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
<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	1 Res			
Year/Eff Age	/			Adjustment Model	1 2022 Residential			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	<b>Value Reconciliation</b>				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	213			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	213 0.00 Total Value Per SqFt			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

660093467

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45			.810	81	81	66	66
SO	SOGN SOILS	TMBR	15			5.430	27	27	147	147
<b>TMBR Totals</b>						6.240			213	213
<b>Total Agland</b>						6.240			213	213