



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:26:23
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Assessment Data					Primary Image				
Account 660094963 Parcel ID 000000-00-0-00844-000-0000 Cadastral ID 01-20-14-00580 Property Type REAL - Real Property Property Class DENT 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 TWIN CREEKS I AT STONE CANYON Lot/Block / Parcel Size 2 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					No Image On File				
Legal Description Lat/Long: 36.24885470 -95.76261176					Building Permits				
TWIN CREEKS I RESERVE AREAS A & B					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	0	Land Value	6,395	0	11%	0	Assessed	0	0.00
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	6,395	0		0	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660094963	C.A.B.O. DEVELOPMENT COMPANY LLC			3	6,395	0		.00
2024	2024-660094963	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,464	0		.00
2023	2023-660094963	C.A.B.O. DEVELOPMENT COMPANY LLC			3		0		.00
2022	2022-660094963	C.A.B.O. DEVELOPMENT COMPANY LLC			3		0		.00
2021	2021-660094963	C.A.B.O. DEVELOPMENT COMPANY LLC			3		0		.00
2020	2020-660094963	C.A.B.O. DEVELOPMENT COMPANY LLC			3		0		.00
2019	2019-660094963	C.A.B.O. DEVELOPMENT COMPANY LLC			3		0		.00
2018	2018-660094963	C.A.B.O. DEVELOPMENT COMPANY LLC			3		0		.00
2017	2017-660094963	C.A.B.O. DEVELOPMENT COMPANY LLC			3		0		.00
2016	2016-660094963	C.A.B.O. DEVELOPMENT COMPANY LLC			3		0		.00
2015	2015-660094963	C.A.B.O. DEVELOPMENT COMPANY LLC			3		0		.00
2014	2014-660094963	C.A.B.O. DEVELOPMENT COMPANY LLC			3		0		.00
2013	2013-660094963	C.A.B.O. DEVELOPMENT COMPANY LLC			3		0		.00



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Lot Data		Square-Foot - NBHD 1039 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0.0258							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	1,122.00 x 5.70 = 6,395							
Factor Value								
Adjustments	1.0000							
Lot Value	6,395							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	A Adam Test			
Year/Eff Age	/			Adjustment Model	1 2022 Residential			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Correlated Value			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value	6,395			
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	6,395 0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 6,395	Agland Value				
Total Area	x	Indicated Value	= 6,395	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	6,395 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value