



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:44:17
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Assessment Data					Primary Image														
Account	660096268																		
Parcel ID	000000-00-0-00848-000-000B																		
Cadastral ID	06-20-15-01901																		
Property Type	REAL - Real Property																		
Property Class	DENT	VI Area	3																
Tax Area	20 - CATOOSA RURAL																		
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 IV AT STONE CANYON Lot/Block / Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS																			
Legal Description Lat/Long: 36.24725824 -95.75882307					Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
TWIN CREEKS IV @ STONE CANYON RESERVE B.					Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code															
Exemptions					<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption					
Code	Type	Active	Maximum	Exemption															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax										
Remove Cap	0	Land Value	115,732	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	115,732	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	2025-660096268	C.A.B.O. DEVELOPMENT COMPANY LLC	20	115,732	0		.00												
2024	2024-660096268	C.A.B.O. DEVELOPMENT COMPANY LLC	20	101,067	0		.00												
2023	2023-660096268	C.A.B.O. DEVELOPMENT COMPANY LLC	20	3,999	0		.00												
2022	2022-660096268	C.A.B.O. DEVELOPMENT COMPANY LLC	20	3,999	0		.00												
2021	2021-660096268	C.A.B.O. DEVELOPMENT COMPANY LLC	20	3,999	0		.00												
2020	2020-660096268	C.A.B.O. DEVELOPMENT COMPANY LLC	20	3,999	0		.00												
2019	2019-660096268	C.A.B.O. DEVELOPMENT COMPANY LLC	20	3,999	0		.00												
2018	2018-660096268	C.A.B.O. DEVELOPMENT COMPANY LLC	20	3,999	0		.00												
2017	2017-660096268	C.A.B.O. DEVELOPMENT COMPANY LLC	20	3,999	0		.00												
2016	2016-660096268	C.A.B.O. DEVELOPMENT COMPANY LLC	20	3,999	0		.00												
2015	2015-660096268	C.A.B.O. DEVELOPMENT COMPANY LLC	20	3,999	0		.00												
2014	2014-660096268	C.A.B.O. DEVELOPMENT COMPANY LLC	20	3,999	0		.00												



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4764		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	20,753.00 x 5.58 = 115,732		
Factor Value			
Adjustments	1.0000		
Lot Value	115,732		



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
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	+ 115,732
Total Area	x	Indicated Value	= 115,732
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Correlated Value		
Improvements			
Lot Value	115,732		
Indicated Value	115,732	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	115,732	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value