



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	660099114			No Image On File					
Parcel ID	20N14E-02-1-00000-000-0099								
Cadastral ID	02-20-14-00112								
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	5.81 - Acres						
Sec/Twn/Rng	2 / 20 / 14 / 1								
Neighborhood	6100 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.24312026 -95.78117525				Building Permits					
ONLY THAT PORTION OF UNPLATTED LAND CONTAINED IN 2-20-14 DESCRIBED INITIALLY ON BOOK 2533-65 & CORRECTED ON 2534 795 CONTAINING APPROX 31 AC LESS 25.19 AC TO THE BLUFFS AT STONE CANYON PHASE III.(REMAINING PORTION OF UNPLATTED LAND IS APPROX 5.81 AC CONTAINED IN 2534-795 AND BOUNDED AND IN BETWEEN THE BLUFFS AT				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2533/65	OLT-STONE CANYON	02/19/2016	0	5
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2007	Land Value	471	471	11%	52	Assessed	52	5.09
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	471	471		52	Total Taxable	52	5.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660099114	C.A.B.O. DEVELOPMENT COMPANY LLC			3	471	0	52	5.00
2024	2024-660099114	C.A.B.O. DEVELOPMENT COMPANY LLC			3	471	0	52	5.00
2023	2023-660099114	C.A.B.O. DEVELOPMENT COMPANY LLC			3	471	0	52	5.00
2022	2022-660099114	C.A.B.O. DEVELOPMENT COMPANY LLC			3	471	0	52	5.00
2021	2021-660099114	C.A.B.O. DEVELOPMENT COMPANY LLC			3	471	0	52	5.00
2020	2020-660099114	C.A.B.O. DEVELOPMENT COMPANY LLC			3	471	0	52	5.00
2019	2019-660099114	C.A.B.O. DEVELOPMENT COMPANY LLC			3	471	0	52	5.00
2018	2018-660099114	C.A.B.O. DEVELOPMENT COMPANY LLC			3	471	0	52	5.00
2017	2017-660099114	C.A.B.O. DEVELOPMENT COMPANY LLC			3	471	0	52	5.00
2016	2016-660099114	C.A.B.O. DEVELOPMENT COMPANY LLC			3	838	0	92	9.00



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		1					
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
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	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
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	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	471			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	471 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

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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			5.810	81	81	471	471
TMBR Totals						5.810			471	471
Total Agland						5.810			471	471