



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	660099397			No Image On File						
Parcel ID	20N14E-02-1-00000-000-0090									
Cadastral ID	02-20-14-00140									
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	11.59 - Acres							
Sec/Twn/Rng	2 / 20 / 14 / 1									
Neighborhood	6100 - UNPLATTED									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.24366282 -95.78359365				Building Permits						
TRACT OF UNPLATTED LAND INITIALLY DESCRIBED ON BOOK 2550/137 AND SET FORTH AS BEING APPROX 63.81 ACRES LESS HIGHLAND POINTE AT STONE CANYON PHASE II CONTAINING 52.22 AC LEAVING AN AREA OF LAND APPROX 11.59AC CONTAINED WITHIN 2550-137 AND BOUNDED IN BETWEEN HIGHLAND POINTE				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					2550/137	GREENHILL PROPERTIES LLC	05/16/2016	577,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2017	Land Value	1,241	1,241	11%	137	Assessed	137	13.42	
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	1,241	1,241		137	Total Taxable	137	13.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660099397	C.A.B.O. DEVELOPMENT COMPANY LLC			3	1,241	0	137	13.00	
2024	2024-660099397	C.A.B.O. DEVELOPMENT COMPANY LLC			3	1,241	0	137	13.00	
2023	2023-660099397	C.A.B.O. DEVELOPMENT COMPANY LLC			3	1,241	0	137	13.00	
2022	2022-660099397	C.A.B.O. DEVELOPMENT COMPANY LLC			3	1,241	0	137	13.00	
2021	2021-660099397	C.A.B.O. DEVELOPMENT COMPANY LLC			3	1,241	0	137	13.00	
2020	2020-660099397	C.A.B.O. DEVELOPMENT COMPANY LLC			3	1,241	0	137	13.00	
2019	2019-660099397	C.A.B.O. DEVELOPMENT COMPANY LLC			3	1,241	0	137	13.00	
2018	2018-660099397	C.A.B.O. DEVELOPMENT COMPANY LLC			3	1,240	0	136	13.00	
2017	2017-660099397	C.A.B.O. DEVELOPMENT COMPANY LLC			3	1,241	0	137	13.00	
2016	2016-660099397	C.A.B.O. DEVELOPMENT COMPANY LLC			3	6,395	0	703	66.00	



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Lot Data		Primary Image	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY 1		
Method			
Base Lot Value			
Factor Value		GRM Approach	
Adjustments		GRM Code	
Lot Value		Gross Rent	0.00
Residential Data		Indicated Value	
Type		Multiple Regression	
Condition	-	MRA Code	
Quality	-	Adusted R	
Architecture		Indicated Value	
Style		Direct Comparables	
Exterior Wall		Selection Model	1 Res
Base/Total Area	/	Adjustment Model	A2 AO Test
Style		Comparables	
HVAC		Indicated Value	
Roof Cover		Value Reconciliation	
Area on Slab		Selected Approach	Cost Approach
Fixture/RghIn	/	Improvements	
Bed/F/H Bath	/ /	Lot Value	
Basement Area		Indicated Value	0.00 Per SqFt
Garage Type		Agland Value	1,241
Remodel		Site Improvements	
Year/Eff Age	/	Total Value	1,241 0.00 Total Value Per SqFt
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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00
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
OS	OSAGE CLAY	TMBR	58			2.780	104	104	290	290
TMBR Totals						2.780			290	290
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			8.810	108	108	951	951
NTV PST Totals						8.810			951	951
Total Agland						11.590			1,241	1,241