



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:24:12
Page 1

Assessment Data					Primary Image					
Account	660099802				No Image On File					
Parcel ID	0000000-00-000068-005-0003									
Cadastral ID	01-20-14-03030									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area 3								
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	336632									
LISTER, DARREN M										
REVOCABLE TRUST										
18044 E FALCON PASS OWASSO OK 74055-0000										
Parcel Location										
Situs	17955 E FALCON PASS									
Subdivision	BLUFFS AT STONE CANYON PHASE III (THE)									
Lot/Block	0003 / 0005	Parcel Size 1 - Lots								
Sec/Twn/Rng	1 / 20 / 14 / 5									
Neighborhood	1218 - R-V01-SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description					Building Permits					
Lot/Long: 36.24275949 -95.77818832										
LOT 3 BLOCK 5 THE BLUFFS AT STONE CANYON PHASE III					Number	Description	Opened	Closed	Amount	
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	C.A.B.O. DEVELOPMENT COMPANY LI	12/20/2021	210,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2022		Land Value	287,658	243,101	11%	26,741	Assessed	26,741	2,619.55
Year Frozen			Improvements	0	0		0	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	287,658	243,101		26,741	Total Taxable	26,741	2,620.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660099802	LISTER, DARREN M			3	287,658	0	25,468	2,495.00	
2024	2024-660099802	LISTER, DARREN M			3	287,658	0	24,255	2,330.00	
2023	2023-660099802	LISTER, DARREN M			3	210,000	0	23,100	2,165.00	
2022	2022-660099802	LISTER, DARREN M			3	210,000	0	23,100	2,263.00	
2021	2021-660099802	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	48.00	
2020	2020-660099802	MILLER, JAMES & JOYCE			3	4,559	0	501	48.00	
2019	2019-660099802	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	48.00	
2018	2018-660099802	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	47.00	
2017	2017-660099802	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	47.00	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:24:12
 Page 2

Lot Data		Square-Foot - NBHD 1918 #1		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.9434							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS		0					
			0					
Method	Square-Foot							
Base Lot Value	41,094.00 x 7.00 = 287,658							
Factor Value								
Adjustments	1.0000							
Lot Value	287,658							
Residential Data								
Type								
Condition	6 - Excellent							
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						
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	+ 287,658					
Total Area	x	Indicated Value	= 287,658					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 287,658				
				Indicated Value 287,658 0.00 Per SqFt				
				Aglard Value				
				Site Improvements				
				Total Value 287,658 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value