



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data  | Primary Image           |
|--|-------------------------|
| <b>Account</b> 660099805<br><b>Parcel ID</b> 0000000-00-000068-006-0001<br><b>Cadastral ID</b> 01-20-14-03055<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RRP VI Area 3<br><b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE<br><b>Name ID</b> 336632<br>LISTER, DARREN M<br>REVOCABLE TRUST<br><br>18044 E FALCON PASS<br>OWASSO OK 74055-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 17998 E FALCON PASS<br><b>Subdivision</b> BLUFFS AT STONE CANYON PHASE III (THE)<br><b>Lot/Block</b> 0001 / 0006 Parcel Size 1 - Lots<br><b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5<br><b>Neighborhood</b> 1218 - R-V01-SW OWASSO<br><b>School District</b> S021 - OWASSO SCHOOLS | <p>No Image On File</p> |

| Legal Description                                  | Lat/Long: 36.24194461 -95.77777751 | Building Permits   |        |             |        |        |        |  |  |  |  |  |
|--|------------------------------------|--|--------|-------------|--------|--------|--------|--|--|--|--|--|
| LOT 1 BLOCK 6 THE BLUFFS AT STONE CANYON PHASE III |                                    | <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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Number | Description | Opened | Closed | Amount |  |  |  |  |  |
| 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 | 11/30/2021 | 175,000 | YES  |

| Parcel Valuation |      |              |         |             |          |           |               |             |          |
|------------------|------|--------------|---------|-------------|----------|-----------|---------------|-------------|----------|
| Source           | REAL | Fair Cash    | Capped  | Asmnt Level | Assessed | Levy Rate | 97.960        | Current Tax |          |
| Remove Cap       | 2022 | Land Value   | 297,815 | 202,583     | 11%      | 22,284    | Assessed      | 22,284      | 2,182.94 |
| 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  | 297,815 | 202,583     |          | 22,284    | Total Taxable | 22,284      | 2,183.00 |

| Assessment History |                  |                                  |          |             |            |               |            |  |
|--------------------|------------------|----------------------------------|----------|-------------|------------|---------------|------------|--|
| Tax Year           | Statement Number | Billed Owner                     | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |  |
| 2025               | 2025-660099805   | LISTER, DARREN M                 | 3        | 297,815     | 0          | 21,223        | 2,079.00   |  |
| 2024               | 2024-660099805   | LISTER, DARREN M                 | 3        | 297,815     | 0          | 20,213        | 1,942.00   |  |
| 2023               | 2023-660099805   | LISTER, DARREN M                 | 3        | 175,000     | 0          | 19,250        | 1,804.00   |  |
| 2022               | 2022-660099805   | LISTER, DARREN M                 | 3        | 175,000     | 0          | 19,250        | 1,886.00   |  |
| 2021               | 2021-660099805   | C.A.B.O. DEVELOPMENT COMPANY LLC | 3        | 4,559       | 0          | 501           | 48.00      |  |
| 2020               | 2020-660099805   | C.A.B.O. DEVELOPMENT COMPANY LLC | 3        | 4,559       | 0          | 501           | 48.00      |  |
| 2019               | 2019-660099805   | C.A.B.O. DEVELOPMENT COMPANY LLC | 3        | 4,559       | 0          | 501           | 48.00      |  |
| 2018               | 2018-660099805   | C.A.B.O. DEVELOPMENT COMPANY LLC | 3        | 4,559       | 0          | 501           | 47.00      |  |
| 2017               | 2017-660099805   | C.A.B.O. DEVELOPMENT COMPANY LLC | 3        | 4,559       | 0          | 501           | 47.00      |  |



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| Lot Data                          |                            | Square-Foot - NBHD 1918 #1 |      | Primary Image                                 |       |           |      |       |
|-----------------------------------|----------------------------|----------------------------|------|---|-------|-----------|------|-------|
| Lot Size                          | 0                          | 0                          |      |   |       |           |      |       |
| Lot Count                         | 1                          |                            |      |   |       |           |      |       |
| Units Buildable                   |                            |                            |      |   |       |           |      |       |
| Non-Ag Acres                      | 0.9767                     |                            |      |   |       |           |      |       |
| Topography                        |                            |                            |      |   |       |           |      |       |
| Street Access                     |                            |                            |      |   |       |           |      |       |
| Utilities                         |                            |                            |      |   |       |           |      |       |
| Amenities                         | GATE/BLUFFS                |                            | 0    |   |       |           |      |       |
|                                   |                            |                            | 0    |   |       |           |      |       |
| Method                            | Square-Foot                |                            |      |   |       |           |      |       |
| Base Lot Value                    | 42,545.00 x 7.00 = 297,815 |                            |      |   |       |           |      |       |
| Factor Value                      |                            |                            |      |   |       |           |      |       |
| Adjustments                       | 1.0000                     |                            |      |   |       |           |      |       |
| Lot Value                         | 297,815                    |                            |      |   |       |           |      |       |
| <b>Residential Data</b>           |                            |                            |      |   |       |           |      |       |
| Type                              |                            |                            |      |   |       |           |      |       |
| Condition                         | 6 - Excellent              |                            |      |   |       |           |      |       |
| Quality                           | -                          |                            |      |   |       |           |      |       |
| Architecture                      |                            |                            |      |   |       |           |      |       |
| Style                             |                            |                            |      |   |       |           |      |       |
| Exterior Wall                     |                            |                            |      |   |       |           |      |       |
| Base/Total Area                   | /                          |                            |      | <b>GRM Approach</b>                           |       |           |      |       |
| Style                             |                            |                            |      | GRM Code                                      |       |           |      |       |
| HVAC                              |                            |                            |      | Gross Rent 0.00                               |       |           |      |       |
| Roof Cover                        |                            |                            |      | Indicated Value                               |       |           |      |       |
| Area on Slab                      |                            |                            |      | <b>Multiple Regression</b>                    |       |           |      |       |
| Fixture/RghIn                     | /                          |                            |      | MRA Code                                      |       |           |      |       |
| Bed/F/H Bath                      | / /                        |                            |      | Adusted R                                     |       |           |      |       |
| Basement Area                     |                            |                            |      | Indicated Value                               |       |           |      |       |
| Garage Type                       |                            |                            |      | <b>Direct Comparables</b>                     |       |           |      |       |
| Remodel                           |                            |                            |      | Selection Model A Adam Test                   |       |           |      |       |
| Year/Eff Age                      | /                          |                            |      | Adjustment Model 1 2022 Residential           |       |           |      |       |
| <b>Cost Approach</b>              |                            | <b>Manual : 01/2025</b>    |      |   |       |           |      |       |
| Base Cost                         | 0.00                       | Total Misc Impr            | +    | 0   |       |           |      |       |
| Roofing Adj                       | + 0.00                     | Garage Cost                | +    |   |       |           |      |       |
| 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                      | =    |   |       |           |      |       |
| Adj Base Cost                     | = 0.00                     | Lot Value                  | +    | 297,815                                       |       |           |      |       |
| Total Area                        | x                          | Indicated Value            | =    | 297,815                                       |       |           |      |       |
| Adjusted Cost                     | = 0                        | Value Per SqFt             |      | 0.00  |       |           |      |       |
|                                   |                            |                            |      | <b>Value Reconciliation</b>                   |       |           |      |       |
|                                   |                            |                            |      | Selected Approach Cost Approach               |       |           |      |       |
|                                   |                            |                            |      | Improvements                                  |       |           |      |       |
|                                   |                            |                            |      | Lot Value 297,815                             |       |           |      |       |
|                                   |                            |                            |      | Indicated Value 297,815 0.00 Per SqFt         |       |           |      |       |
|                                   |                            |                            |      | Agland Value                                  |       |           |      |       |
|                                   |                            |                            |      | Site Improvements                             |       |           |      |       |
|                                   |                            |                            |      | Total Value 297,815 0.00 Total Value Per SqFt |       |           |      |       |
| <b>Miscellaneous Improvements</b> |                            |                            |      |   |       |           |      |       |
| Code                              | Description                | Sketch ID                  | Size | Year  | Units | Unit Cost | Depr | Value |