



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:24:19
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Assessment Data	Primary Image
Account 660099806 Parcel ID 0000000-00-000068-006-0002 Cadastral ID 01-20-14-03060 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 336771 NDTCO-TRUSTEE FBO DOUGLAS E RICHISON IRA 1070 W CENTURY DR STE 101 LOUISVILLE CO 80027-0000 Parcel Location Situs 17970 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0002 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS	<p>No Image On File</p>

Legal Description	Lat/Long: 36.24195789 -95.77832036	Building Permits										
LOT 2 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	12/06/2021	175,000	YES

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2022	Land Value	218,015	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	218,015	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	2025-660099806	NDTCO-TRUSTEE	3	218,015	0	21,223	2,079.00	
2024	2024-660099806	NDTCO-TRUSTEE	3	218,015	0	20,213	1,942.00	
2023	2023-660099806	NDTCO-TRUSTEE	3	175,000	0	19,250	1,804.00	
2022	2022-660099806	NDTCO-TRUSTEE	3	175,000	0	19,250	1,886.00	
2021	2021-660099806	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00	
2020	2020-660099806	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00	
2019	2019-660099806	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00	
2018	2018-660099806	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	47.00	
2017	2017-660099806	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	0.715							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS		0					
			0					
Method	Square-Foot							
Base Lot Value	31,145.00 x 7.00 = 218,015							
Factor Value								
Adjustments	1.0000							
Lot Value	218,015							
Residential Data								
Type								
Condition	6 - Excellent							
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	/							
Cost Approach		Manual : 01/2025						
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	+	218,015				
Total Area	x	Indicated Value	=	218,015				
Adjusted Cost	= 0	Value Per SqFt		0.00				
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								
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements								
Lot Value	218,015							
Indicated Value	218,015	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	218,015	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value