



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:24:28
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Assessment Data					Primary Image				
Account 660099811 Parcel ID 0000000-00-000068-007-0001 Cadastral ID 01-20-14-03105 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 336392 CATRON LIVING TRUST 17751 ANTHEM RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 17756 E REDHAWK RD Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0001 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					No Image On File				
Legal Description Lat/Long: 36.24059541 -95.77886726					Building Permits				
LOT 1 BLOCK 7 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
					/	CATRON, ERIN E & DIRK A	11/01/2021	0	WB
					/	C.A.B.O. DEVELOPMENT COMPANY LI	03/04/2021	175,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2022		Land Value	206,339	202,583	11%	22,284	Assessed	22,284
Year Frozen			Improvements	0	0		0	Penalty	0
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0.00
TIF Project ID	0		Total Value	206,339	202,583		22,284	Total Taxable	22,284
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660099811	CATRON LIVING TRUST			3	206,339	0	21,223	2,079.00
2024	2024-660099811	CATRON LIVING TRUST			3	206,339	0	20,213	1,942.00
2023	2023-660099811	CATRON LIVING TRUST			3	175,000	0	19,250	1,804.00
2022	2022-660099811	CATRON LIVING TRUST			3	175,000	0	19,250	1,886.00
2021	2021-660099811	CATRON, ERIN E & DIRK A			3	4,559	0	501	48.00
2020	2020-660099811	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	48.00
2019	2019-660099811	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	48.00
2018	2018-660099811	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	47.00
2017	2017-660099811	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	0.6767							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS		0					
			0					
Method	Square-Foot							
Base Lot Value	29,477.00 x 7.00 = 206,339							
Factor Value								
Adjustments	1.0000							
Lot Value	206,339							
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	+ 206,339					
Total Area	x	Indicated Value	= 206,339					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 206,339				
				Indicated Value 206,339 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 206,339 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value