



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:24:32
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Assessment Data				Primary Image						
Account	660099813			No Image On File						
Parcel ID	0000000-00-000068-007-0098									
Cadastral ID	01-20-14-03120									
Property Type	REAL - Real Property									
Property Class	DENT	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	BLUFFS AT STONE CANYON PHASE III (THE)									
Lot/Block	/	Parcel Size	1 - Lots							
Sec/Twn/Rng	1 / 20 / 14 / 5									
Neighborhood	1218 - R-V01-SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.24229373 -95.77830723				Building Permits						
PT RESERVE AREA "A" (PRIVATE ROADS) THE BLUFFS AT STONE CANYON PHASE III (01-20-14)				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax		
Remove Cap		Land Value	109,942	0	11%	0	Assessed	0	0.00	
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	109,942	0		0	Total Taxable	0	0.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660099813	C.A.B.O. DEVELOPMENT COMPANY LLC	3	109,942	0		.00			
2024	2024-660099813	C.A.B.O. DEVELOPMENT COMPANY LLC	3	109,942	0		.00			
2023	2023-660099813	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0		.00			
2022	2022-660099813	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0		.00			
2021	2021-660099813	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0		.00			
2020	2020-660099813	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0		.00			
2019	2019-660099813	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0		.00			
2018	2018-660099813	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0		.00			
2017	2017-660099813	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0		.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	0.3606							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS		0					
			0					
Method	Square-Foot							
Base Lot Value	15,706.00 x 7.00 = 109,942							
Factor Value								
Adjustments	1.0000							
Lot Value	109,942							
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	+ 109,942					
Total Area	x	Indicated Value	= 109,942					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 109,942				
				Indicated Value 109,942 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 109,942 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value