



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:24:48
Page 1

Assessment Data					Primary Image				
Account	660099824								
Parcel ID	0000000-00-000068-006-0006								
Cadastral ID	02-20-14-01080								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 3							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	339622								
TRUE NORTH HOMES LLC									
6122 S MEMORIAL DR TULSA OK 74133-0000									
Parcel Location									
Situs	17878 E FALCON PASS								
Subdivision	BLUFFS AT STONE CANYON PHASE III (THE)								
Lot/Block	0006 / 0006	Parcel Size 1 - Lots							
Sec/Twn/Rng	2 / 20 / 14 / 5								
Neighborhood	1218 - R-V01-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.24181518 -95.78020329									
Building Permits									
LOT 6 BLOCK 6 THE BLUFFS AT STONE CANYON PHASE III									
Number	Description	Opened	Closed	Amount					
R25 218	NEW SFR 4869 SQ FT	07/2025		852,075					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	KERANEN, ALEXANDER ROBERT &	04/01/2025	350,000	WG					
/	C.A.B.O. DEVELOPMENT COMPANY LI	09/15/2022	350,000	WG					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2026	Land Value	185,668	185,668	11%	20,423	Assessed	2,000.64	
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	185,668	185,668		20,423	Total Taxable	2,001.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660099824	TRUE NORTH HOMES LLC	3	185,668	0	553	54.00		
2024	2024-660099824	KERANEN, ALEXANDER ROBERT &	3	185,668	0	526	51.00		
2023	2023-660099824	KERANEN, ALEXANDER ROBERT &	3	4,559	0	501	47.00		
2022	2022-660099824	KERANEN, ALEXANDER ROBERT &	3	4,559	0	501	49.00		
2021	2021-660099824	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00		
2020	2020-660099824	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00		
2019	2019-660099824	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00		
2018	2018-660099824	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	47.00		
2017	2017-660099824	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	47.00		



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 Page 2

Lot Data		Square-Foot - NBHD 1918 #1	Primary Image
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6089		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS	0	
		0	
Method	Square-Foot		
Base Lot Value	26,524.00 x 7.00 = 185,668		
Factor Value			
Adjustments	1.0000		
Lot Value	185,668		

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 /	

660099824	09/09/25
660099824_001.JPG	9/18/2025

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	

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	+ 185,668
Total Area	x	Indicated Value	= 185,668
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	185,668		
Indicated Value	185,668	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	185,668	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value