



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:25:23
Page 1

Assessment Data					Primary Image														
Account 660099843 Parcel ID 0000000-00-000068-009-0097 Cadastral ID 02-20-14-01240 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 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					No Image On File														
Legal Description Lat/Long: 36.24105687 -95.78138879					Building Permits														
PT RESERVE AREA "A" (PRIVATE ROADS) THE BLUFFS AT STONE CANYON PHASE III. (02-20-14)					<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 colspan="5" style="height: 50px;"> </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										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap			386,136	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	386,136	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	2025-660099843	C.A.B.O. DEVELOPMENT COMPANY LLC			3	386,136	0		.00										
2024	2024-660099843	C.A.B.O. DEVELOPMENT COMPANY LLC			3	386,136	0		.00										
2023	2023-660099843	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0		.00										
2022	2022-660099843	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0		.00										
2021	2021-660099843	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0		.00										
2020	2020-660099843	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0		.00										
2019	2019-660099843	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0		.00										
2018	2018-660099843	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0		.00										
2017	2017-660099843	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0		.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	3.7289							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS		0					
			0					
Method	Square-Foot							
Base Lot Value	162,431.00 x 2.38 = 386,136							
Factor Value								
Adjustments	1.0000							
Lot Value	386,136							
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	+ 386,136					
Total Area	x	Indicated Value	= 386,136					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 386,136				
				Indicated Value 386,136 0.00 Per SqFt				
				Aglard Value				
				Site Improvements				
				Total Value 386,136 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value