



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:11:03
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Assessment Data				Primary Image							
Account	660104279			No Image On File							
Parcel ID	000000-0-0-000249-003-0007										
Cadastral ID	06-20-15-02630										
Property Type	REAL - Real Property										
Property Class	DENT	VI Area	3								
Tax Area	20 - CATOOSA RURAL										
Name ID	330464										
C.A.B.O DEVELOPMENT COMPANY LLC											
PO BOX 240 OWASSO OK 74055-0000											
Parcel Location											
Situs											
Subdivision	DEER RUN AT STONE CANYON PHASE III										
Lot/Block	/	Parcel Size	1 - Lots								
Sec/Twn/Rng	6 / 20 / 15 / 5										
Neighborhood	1039 - R-V04, SW OWASSO										
School District	S002 - CATOOSA SCHOOLS										
Legal Description Lat/Long: 36.24165824 -95.75974343				Building Permits							
RESERVE AREA "A" DEER RUN AT STONE CANYON PHASE III				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	92.860	Current Tax			
Remove Cap		Land Value	4,470	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	4,470	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	2025-660104279	C.A.B.O DEVELOPMENT COMPANY LLC			20	160,086	0		.00		
2024	2024-660104279	C.A.B.O DEVELOPMENT COMPANY LLC			20	5,090	0		.00		
2023	2023-660104279	C.A.B.O DEVELOPMENT COMPANY LLC			20	5,780	0		.00		
2022	2022-660104279	C.A.B.O DEVELOPMENT COMPANY LLC			20	5,780	0		.00		
2021	2021-660104279	C.A.B.O DEVELOPMENT COMPANY LLC			20	5,780	0		.00		



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Lot Data		- DEER RUN AT ST CANYON DEV DEF		Primary Image				
Lot Size	0 0							
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.9261							
Topography								
Street Access								
Utilities								
Amenities	0							
	0							
Method								
Base Lot Value	1.00 x 4,470.00 = 4,470							
Factor Value								
Adjustments	1.0000							
Lot Value	4,470							
Residential Data								
Type								
Condition	-							
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	+					
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	+	4,470				
Total Area	x	Indicated Value	=	4,470				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach Cost Approach								
Improvements								
Lot Value	4,470							
Indicated Value	4,470	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	4,470	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value