



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:11:39  
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Assessment Data				Primary Image						
Account	660104302			No Image On File						
Parcel ID	000000-0-0-000365-003-0007									
Cadastral ID	36-21-14-03300									
Property Type	REAL - Real Property									
Property Class	DENT	VI Area	4							
Tax Area	42 - OWASSO CITY/LIMESTONE FD									
Name ID	313795									
C.A.B.O. DEVELOPMENT CO LLC										
12150 E 96TH ST N #200 OWASSO OK 74055-0000										
Parcel Location										
Situs	N HAWTHORNE LN									
Subdivision	HAWTHORNE AT STONE CANYON PHASE I									
Lot/Block	/	Parcel Size	1 - Lots							
Sec/Twn/Rng	36 / 21 / 14 / 5									
Neighborhood	1039 - R-V04, SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.26000478 -95.76033234				Building Permits						
RESERVE AREA "A" HAWTHORNE AT STONE CANYON PHASE I				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	108.538	Current Tax		
Remove Cap		Land Value	5,331	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	5,331	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	2025-660104302	C.A.B.O. DEVELOPMENT CO LLC			42	6	0		.00	
2024	2024-660104302	C.A.B.O. DEVELOPMENT CO LLC			42	5,331	0		.00	
2023	2023-660104302	C.A.B.O. DEVELOPMENT CO LLC			42	5,331	0		.00	
2022	2022-660104302	C.A.B.O. DEVELOPMENT CO LLC			42	5,331	0		.00	
2021	2021-660104302	C.A.B.O. DEVELOPMENT CO LLC			42	5,331	0		.00	



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Lot Data		- HAWTHORNE AT STONE CAN DEV DEF		Primary Image				
Lot Size	0 0							
Lot Count	1							
Units Buildable								
Non-Ag Acres	1.5456							
Topography								
Street Access								
Utilities								
Amenities	0							
	0							
Method								
Base Lot Value	1.00 x 5,331.00 = 5,331							
Factor Value								
Adjustments	1.0000							
Lot Value	5,331							
<b>Residential Data</b>								
Type								
Condition	-							
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	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
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	+	5,331				
Total Area	x	Indicated Value	=	5,331				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>GRM Approach</b>								
GRM Code								
Gross Rent		0.00						
Indicated Value								
<b>Multiple Regression</b>								
MRA Code								
Adusted R								
Indicated Value								
<b>Direct Comparables</b>								
Selection Model		A Adam Test						
Adjustment Model		1 2022 Residential						
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach		Correlated Value						
<b>Improvements</b>								
Lot Value		5,331						
Indicated Value		5,331 0.00 Per SqFt						
Agland Value								
Site Improvements								
Total Value		5,331 0.00 Total Value Per SqFt						
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value