



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:11:41
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Assessment Data				Primary Image					
Account	660104303			No Image On File					
Parcel ID	000000-0-0-000365-003-0008								
Cadastral ID	36-21-14-03310								
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: 36.26009975 -95.75880915				Building Permits					
RESERVE AREA "B" 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	2025-660104303	C.A.B.O. DEVELOPMENT CO LLC			42	6	0		.00
2024	2024-660104303	C.A.B.O. DEVELOPMENT CO LLC			42	5,331	0		.00
2023	2023-660104303	C.A.B.O. DEVELOPMENT CO LLC			42	5,331	0		.00
2022	2022-660104303	C.A.B.O. DEVELOPMENT CO LLC			42	5,331	0		.00
2021	2021-660104303	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	0.3701							
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							
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	+	5,331				
Total Area	x	Indicated Value	=	5,331				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach Correlated Value								
Improvements								
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					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value