



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:34:48  
 Page 1

Assessment Data				Primary Image						
Account	660105795			No Image On File						
Parcel ID	000000-0006-018-0-000-00									
Cadastral ID	01-20-14-04540									
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	N BLUE SAGE DR									
Subdivision	HIGHLAND MEADOWS AT STONE CANYON									
Lot/Block	/	Parcel Size	1 - Lots							
Sec/Twn/Rng	1 / 20 / 14 / 5									
Neighborhood	1041 - R-V01,4-SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.24636198 -95.77133605				Building Permits						
RESERVE AREA "A" HIGHLAND MEADOWS AT STONE CANYON (PRIVATELY MAINTAINED ROADS)				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		Land Value	322,969	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	322,969	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	2025-660105795	C.A.B.O. DEVELOPMENT COMPANY LLC			3	322,969	0		.00	
2024	2024-660105795	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,090	0		.00	
2023	2023-660105795	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,090	0		.00	
2022	2022-660105795	C.A.B.O. DEVELOPMENT COMPANY LLC			3	1	0		.00	



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 Page 2

Lot Data		Square-Foot - NBHD 1041 #1		Primary Image			
Lot Size	0	0					
Lot Count	1						
Units Buildable							
Non-Ag Acres	7.0678						
Topography							
Street Access							
Utilities							
Amenities	LOT TYPE		0				
	GATED		0				
Method	Square-Foot						
Base Lot Value	307,875.00 x 1.05 = 322,969						
Factor Value							
Adjustments	1.0000						
Lot Value	322,969						
Residential Data				GRM Approach			
Type				GRM Code			
Condition	5 - Very Good			Gross Rent	0.00		
Quality	-			Indicated Value			
Architecture				Multiple Regression			
Style				MRA Code	AO3 Residential		
Exterior Wall				Adjusted R	0.8747		
Base/Total Area /				Indicated Value	277,726	Per SqFt	
Style				Direct Comparables			
HVAC				Selection Model	A Adam Test		
Roof Cover				Adjustment Model	1 2022 Residential		
Area on Slab				Comparables			
Fixture/RghIn /				Indicated Value			
Bed/F/H Bath / /				Value Reconciliation			
Basement Area				Selected Approach	Cost Approach		
Garage Type				Improvements			
Remodel				Lot Value	322,969		
Year/Eff Age /				Indicated Value	322,969	0.00	Per SqFt
				Agland Value			
				Site Improvements			
				Total Value	322,969	0.00	Total Value Per SqFt
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	+ 322,969				
Total Area	x	Indicated Value	= 322,969				
Adjusted Cost	= 0	Value Per SqFt	0.00				
Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value