



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:34:56
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Assessment Data				Primary Image						
Account	660105800			No Image On File						
Parcel ID	000000-0006-023-0-000-00									
Cadastral ID	01-20-14-04590									
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: 36.24963713 -95.77308041				Building Permits						
RESERVE AREA "F" HIGHLAND MEADOWS AT STONE CANYON				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	363,973	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	363,973	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	2025-660105800	C.A.B.O. DEVELOPMENT COMPANY LLC			3	363,973	0		.00	
2024	2024-660105800	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,090	0		.00	
2023	2023-660105800	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,090	0		.00	
2022	2022-660105800	C.A.B.O. DEVELOPMENT COMPANY LLC			3	1	0		.00	



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Lot Data		Square-Foot - NBHD 1041 #1		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	10.8331							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE		0					
	GATED		0					
Method	Square-Foot							
Base Lot Value	471,892.00 x .77 = 363,973							
Factor Value								
Adjustments	1.0000							
Lot Value	363,973							
Residential Data								
Type								
Condition	5 - Very Good							
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 AO3 Residential				
Bed/F/H Bath	//			Adusted R 0.8747				
Basement Area				Indicated Value 298,068 Per SqFt				
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	+ 363,973					
Total Area	x	Indicated Value	= 363,973					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 363,973				
				Indicated Value 363,973 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 363,973 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value