



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:07:16
 Page 1

Assessment Data	Primary Image
Account 660108158 Parcel ID 000223-0005-003-0-000-00 Cadastral ID 02-20-14-06100 Property Type REAL - Real Property Property Class RRP 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 17622 E PATRIOT DR
Subdivision COVES AT STONE CANYON PHASE I
Lot/Block 0003 / 0005 **Parcel Size** 1 - Lots
Sec/Twn/Rng 2 / 20 / 14 / 5
Neighborhood 1041 - R-V01,4-SW OWASSO
School District S021 - OWASSO SCHOOLS

660108158_001.JPG 9/18/2025

Legal Description	Lat/Long: 36.24860601 -95.78266898	Building Permits										
LOT 3 BLOCK 5 THE COVES AT STONE CANYON PHASE I		<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount					
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	8,341	8,341	11%	918	Assessed	918	89.93
Year Frozen	Improvements	0	0		0	Penalty	0	
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	Total Value	8,341	8,341		918	Total Taxable	918	90.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108158	C.A.B.O. DEVELOPMENT COMPANY LLC	3	8,341	0	918	90.00
2024	2024-660108158	C.A.B.O. DEVELOPMENT COMPANY LLC	3	8,341	0	918	88.00



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Lot Data		- COVES AT STONE CANYON I DEV DEF		Primary Image				
Lot Size	0 0							
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.5863							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE 0							
	GATED 0							
Method								
Base Lot Value	25,541.00 x 8,341.00 = 8,341	660108158_001.JPG 9/18/2025						
Factor Value		GRM Approach						
Adjustments	1.0000	GRM Code						
Lot Value	8,341	Gross Rent 0.00						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	5 - Very Good	MRA Code AO3 Residential						
Quality	-	Adusted R 0.8747						
Architecture		Indicated Value 121,636 Per SqFt						
Style		Direct Comparables						
Exterior Wall		Selection Model A Adam Test						
Base/Total Area /		Adjustment Model 1 2022 Residential						
Style		Comparables						
HVAC		Indicated Value						
Roof Cover		Value Reconciliation						
Area on Slab		Selected Approach Cost Approach						
Fixture/RghIn /		Improvements						
Bed/F/H Bath / /		Lot Value 8,341						
Basement Area		Indicated Value 8,341 0.00 Per SqFt						
Garage Type		Agland Value						
Remodel		Site Improvements						
Year/Eff Age /		Total Value 8,341 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	+					
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	+	8,341				
Total Area	x	Indicated Value	=	8,341				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value