



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:07:44
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Assessment Data				Primary Image					
Account	660108173			No Image On File					
Parcel ID	000223-0006-009-0-000-00								
Cadastral ID	01-20-14-06250								
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	17842 E PATRIOT DR								
Subdivision	COVES AT STONE CANYON PHASE I								
Lot/Block	0009 / 0006	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: 36.24913244 -95.77751229				Building Permits					
LOT 9 BLOCK 6 THE COVES AT STONE CANYON PHASE I				Number	Description	Opened	Closed	Amount	
				R26 089	NEW SFR 7301 SQ FT	03/2026		560,000	
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	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	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	2025-660108173	C.A.B.O. DEVELOPMENT COMPANY LLC			3	8,341	0	918	90.00
2024	2024-660108173	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	0.6016							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE		0					
	GATED		0					
Method								
Base Lot Value	26,205.00 x 8,341.00 = 8,341							
Factor Value								
Adjustments	1.0000							
Lot Value	8,341							
Residential Data								
Type								
Condition	5 - Very Good							
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	/							
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				
GRM Approach								
GRM Code								
Gross Rent		0.00						
Indicated Value								
Multiple Regression								
MRA Code	AO3	Residential						
Adjusted R	0.8747							
Indicated Value	121,636	Per SqFt						
Direct Comparables								
Selection Model	A	Adam Test						
Adjustment Model	1	2022 Residential						
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements								
Lot Value	8,341							
Indicated Value	8,341	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	8,341	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value