



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:09:11  
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Assessment Data				Primary Image							
Account	660108219			No Image On File							
Parcel ID	000223-0011-007-0-000-00										
Cadastral ID	02-20-14-06710										
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	RESERVE										
Subdivision	COVES AT STONE CANYON PHASE I										
Lot/Block	/	Parcel Size	1 - Lots								
Sec/Twn/Rng	2 / 20 / 14 / 5										
Neighborhood	5561 - DENT										
School District	S021 - OWASSO SCHOOLS										
Legal Description Lat/Long: 36.24917984 -95.78428517				Building Permits							
RESERVE AREA "B" THE COVES 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	97.960	Current Tax			
Remove Cap		Land Value	8,341	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	8,341	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	2025-660108219	C.A.B.O. DEVELOPMENT COMPANY LLC	3	8,341	0		.00				
2024	2024-660108219	C.A.B.O. DEVELOPMENT COMPANY LLC	3	8,341	0		.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	0.2073							
Topography								
Street Access								
Utilities								
Amenities	0							
	0							
Method								
Base Lot Value	1.00 x 8,341.00 = 8,341							
Factor Value								
Adjustments	1.0000							
Lot Value	8,341							
<b>Residential Data</b>								
Type								
Condition	-							
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	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
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				
<b>GRM Approach</b>								
GRM Code								
Gross Rent		0.00						
Indicated Value								
<b>Multiple Regression</b>								
MRA Code								
Adusted R								
Indicated Value								
<b>Direct Comparables</b>								
Selection Model		DEFAULT DEFAULT SELECTION MODEL						
Adjustment Model		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach		Correlated Value						
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				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value