



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:09:15
 Page 1

Assessment Data	Primary Image
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Account 660108221
Parcel ID 000223-0011-009-0-000-00
Cadastral ID 02-20-14-06730
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

660108221_001.JPG 9/18/2025

Legal Description Lat/Long: 36.24874904 -95.78148984

RESERVE AREA "D" THE COVES AT STONE CANYON PHASE I

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

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	2025-660108221	C.A.B.O. DEVELOPMENT COMPANY LLC	3	8,341	0		.00
2024	2024-660108221	C.A.B.O. DEVELOPMENT COMPANY LLC	3	8,341	0		.00



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 Page 2

Lot Data		- COVES AT STONE CANYON I DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3391		
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		



Residential Data	
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	/

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

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	+ 8,341
Total Area	x	Indicated Value	= 8,341
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
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

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value