



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																											
<b>Account</b> 660108283 <b>Parcel ID</b> 000064-0001-001-0-000-00 <b>Cadastral ID</b> 02-20-14-08010 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 294596 C.A.B.O. DEVELOPMENT COMPANY LLC  12150 E 96TH ST N., SUITE 202 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 05945 N EAGLE RD <b>Subdivision</b> BLUFFS AT STONE CANYON PHASE IV (THE) <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 14 / 5 <b>Neighborhood</b> 1218 - R-V01-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																
<b>Legal Description</b> Lat/Long: 36.23893114 -95.78191834 LOT 1 BLOCK 1 THE BLUFFS AT STONE CANYON PHASE IV																																																																
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Lot Data		- BLUFFS IV DEV DEF		Primary Image				
Lot Size	0 0							
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.7741							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS							
	0							
	0							
<b>Method</b>		660108283_001.JPG 9/18/2025						
Base Lot Value	1.00 x 6,653.00 = 6,653	<b>GRM Approach</b>						
Factor Value		GRM Code						
Adjustments	1.0000	Gross Rent 0.00						
Lot Value	6,653	Indicated Value						
<b>Residential Data</b>		<b>Multiple Regression</b>						
Type		MRA Code						
Condition	6 - Excellent	Adusted R						
Quality	-	Indicated Value						
Architecture		<b>Direct Comparables</b>						
Style		Selection Model A Adam Test						
Exterior Wall		Adjustment Model 1 2022 Residential						
Base/Total Area /		Comparables						
Style		Indicated Value						
HVAC		<b>Value Reconciliation</b>						
Roof Cover		Selected Approach Cost Approach						
Area on Slab		Improvements						
Fixture/RghIn /		Lot Value 6,653						
Bed/F/H Bath / /		Indicated Value 6,653 0.00 Per SqFt						
Basement Area		Agland Value						
Garage Type		Site Improvements						
Remodel		Total Value 6,653 0.00 Total Value Per SqFt						
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	+	6,653				
Total Area	x	Indicated Value	=	6,653				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value