



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:10:32  
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Assessment Data				Primary Image					
Account	660108285								
Parcel ID	000064-0001-003-0-000-00								
Cadastral ID	02-20-14-08030								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	342443								
ABBEY HOMES LLC									
6122 S MEMORIAL DR TULSA OK 74133-0000									
<b>Parcel Location</b> Situs 05907 N EAGLE RD Subdivision BLUFFS AT STONE CANYON PHASE IV (THE) Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS									
<b>Legal Description</b> Lat/Long: 36.23881276 -95.78290327				<b>Building Permits</b>					
LOT 3 BLOCK 1 THE BLUFFS AT STONE CANYON PHASE IV				Number	Description	Opened	Closed	Amount	
				R25 376	NEW SFR 5340 SQ FT	11/2025		900,000	
<b>Exemptions</b>				<b>Sale History</b>					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	C.A.B.O. DEVELOPMENT COMPANY LI	10/31/2025	275,000	15
<b>Parcel Valuation</b>									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2026		Land Value	6,653	6,653	11%	732	Assessed	71.71
Year Frozen			Improvements	0	0		0	Penalty	0
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0.00
TIF Project ID	0		Total Value	6,653	6,653		732	Total Taxable	72.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108285	C.A.B.O. DEVELOPMENT COMPANY LLC			3	6,653	0	732	72.00
2024	2024-660108285	C.A.B.O. DEVELOPMENT COMPANY LLC			3	6,653	0	732	70.00



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Lot Data		- BLUFFS IV DEV DEF		Primary Image				
Lot Size	0 0							
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.64							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS							
	0							
	0							
Method		660108285_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