



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:10:43
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Assessment Data				Primary Image						
Account	660108291									
Parcel ID	000064-0001-009-0-000-00									
Cadastral ID	02-20-14-08090									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	3							
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	349371									
ROBERTS, DERRICK & LISA										
17515 E 11TH ST TULSA OK 74108-0000										
Parcel Location										
Situs	05842 N EAGLE RD									
Subdivision	BLUFFS AT STONE CANYON PHASE IV (THE)									
Lot/Block	0009 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	2 / 20 / 14 / 5									
Neighborhood	1218 - R-V01-SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.23938640 -95.78490339				Building Permits						
LOT 9 BLOCK 1 THE BLUFFS AT STONE CANYON PHASE IV				Number	Description	Opened	Closed	Amount		
				R26 044	NEW SFR 7448 SQ FT	02/2026		1,600,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	C.A.B.O. DEVELOPMENT COMPANY LI	02/17/2026	275,000	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2027	Land Value	6,653	6,653	11%	732	Assessed	732	71.71	
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	6,653	6,653		732	Total Taxable	732	72.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108291	C.A.B.O. DEVELOPMENT COMPANY LLC			3	6,653	0	732	72.00	
2024	2024-660108291	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	0.6303							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS							
	0							
	0							
Method		660108291_001.JPG 9/18/2025						
Base Lot Value	1.00 x 6,653.00 = 6,653	GRM Approach						
Factor Value		GRM Code						
Adjustments	1.0000	Gross Rent 0.00						
Lot Value	6,653	Indicated Value						
Residential Data		Multiple Regression						
Type		MRA Code						
Condition	6 - Excellent	Adusted R						
Quality	-	Indicated Value						
Architecture		Direct Comparables						
Style		Selection Model A Adam Test						
Exterior Wall		Adjustment Model 1 2022 Residential						
Base/Total Area /		Comparables						
Style		Indicated Value						
HVAC		Value Reconciliation						
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		Aglard Value						
Garage Type		Site Improvements						
Remodel		Total Value 6,653 0.00 Total Value Per SqFt						
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	+	6,653				
Total Area	x	Indicated Value	=	6,653				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value