



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image																																																		
Account 660108292 Parcel ID 000064-0001-010-0-000-00 Cadastral ID 02-20-14-08100 Property Type REAL - Real Property Property Class RRP 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 05866 N EAGLE RD Subdivision BLUFFS AT STONE CANYON PHASE IV (THE) Lot/Block 0010 / 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: 36.23940241 -95.78427468										Building Permits																																												
Exemptions				Sale History																																																		
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Lot Data		- BLUFFS IV DEV DEF		Primary Image				
Lot Size	0 0							
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.5965							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS							
	0							
	0							
Method		660108292_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		Agland 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