



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:10:49
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Assessment Data	Primary Image																				
Account 660108294 Parcel ID 000064-0001-012-0-000-00 Cadastral ID 02-20-14-08120 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 335524 SIXTHDAY PROPERTIES LLC 2301 S FLORENCE PL TULSA OK 74114-0000 Parcel Location Situs 05902 N EAGLE RD Subdivision BLUFFS AT STONE CANYON PHASE IV (THE) Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS	<p>660108294_001.JPG 09/09/25</p>																				
Legal Description Lot/Long: 36.23957244 -95.78329359 LOT 12 BLOCK 1 THE BLUFFS AT STONE CANYON PHASE IV	Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount															
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>C.A.B.O. DEVELOPMENT COMPANY LI</td> <td>02/27/2026</td> <td>275,000</td> <td>15</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	C.A.B.O. DEVELOPMENT COMPANY LI	02/27/2026	275,000	15
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Bk/Pg	Grantor	Date	Price	Code																	
/	C.A.B.O. DEVELOPMENT COMPANY LI	02/27/2026	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	2025-660108294	C.A.B.O. DEVELOPMENT COMPANY LLC	3	6,653	0	732	72.00		
2024	2024-660108294	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	0.7057							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS							
	0							
	0							
Method		660108294_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