



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:10:53  
Page 1

Assessment Data					Primary Image									
Account	660108296													
Parcel ID	000064-0001-014-0-000-00													
Cadastral ID	02-20-14-08140													
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														
<b>Parcel Location</b>														
Situs	05944 N EAGLE RD													
Subdivision	BLUFFS AT STONE CANYON PHASE IV (THE)													
Lot/Block	0014 / 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: 36.23961337 -95.78246115														
LOT 14 BLOCK 1 THE BLUFFS AT STONE CANYON PHASE IV														
<b>Building Permits</b>														
<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap		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					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660108296	C.A.B.O. DEVELOPMENT COMPANY LLC	3	6,653	0	732	72.00							
2024	2024-660108296	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	0.6509							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS							
	0							
	0							
<b>Method</b>								
Base Lot Value	1.00 x 6,653.00 = 6,653							
Factor Value								
Adjustments	1.0000							
Lot Value	6,653							
<b>Residential Data</b>								
Type								
Condition	6 - Excellent							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	//							
Basement Area								
Garage Type								
Remodel								
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>GRM Approach</b>						
		GRM Code						
		Gross Rent						
		Indicated Value						
		0.00						
		<b>Multiple Regression</b>						
		MRA Code						
		Adusted R						
		Indicated Value						
		<b>Direct Comparables</b>						
		Selection Model						
		A Adam Test						
		Adjustment Model						
		1 2022 Residential						
		Comparables						
		Indicated Value						
		<b>Value Reconciliation</b>						
		Selected Approach						
		Cost Approach						
		Improvements						
		Lot Value						
		6,653						
		Indicated Value						
		6,653						
		0.00 Per SqFt						
		Agland Value						
		Site Improvements						
		Total Value						
		6,653						
		0.00 Total Value Per SqFt						
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value