



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:10:55
 Page 1

Assessment Data				Primary Image						
Account	660108297			<p>660108297_001.JPG 9/18/2025</p>						
Parcel ID	000064-0002-001-0-000-00									
Cadastral ID	02-20-14-08150									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	3							
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	343095									
CARNLEY INVESTMENTS LLC										
17744 E FALCON PASS OWASSO OK 74055-7560										
Parcel Location										
Situs	17728 E FALCON PASS									
Subdivision	BLUFFS AT STONE CANYON PHASE IV (THE)									
Lot/Block	0001 / 0002	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: 36.24047305 -95.78309436				Building Permits						
LOT 1 BLOCK 2 THE BLUFFS AT STONE CANYON PHASE IV				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	C.A.B.O. DEVELOPMENT COMPANY LI	11/16/2023	325,000	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2024		Land Value	325,000	325,000	11%	Assessed	35,750	3,502.07	
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	325,000	325,000	35,750	Total Taxable	35,750	3,502.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108297	CARNLEY INVESTMENTS LLC			3	325,000	0	35,750	3,502.00	
2024	2024-660108297	CARNLEY INVESTMENTS LLC			3	325,000	0	35,750	3,435.00	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:10:55
 Page 2

Lot Data		Square-Foot - NBHD 1918 #1		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	1.5231							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS		0					
			0					
Method	Square-Foot							
Base Lot Value	66,347.00 x 4.94 = 327,707				660108297_001.JPG	9/18/2025		
Factor Value				GRM Approach				
Adjustments	0.9917			GRM Code				
Lot Value	325,000			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	6 - Excellent			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach	Cost Approach			
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	325,000			
Basement Area				Indicated Value	325,000			
Garage Type				Agland Value	0.00 Per SqFt			
Remodel				Site Improvements				
Year/Eff Age /				Total Value	325,000 0.00 Total Value Per SqFt			
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
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	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 325,000					
Total Area	x	Indicated Value	= 325,000					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value