



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:11:06  
Page 1

Assessment Data				Primary Image						
Account	660108303			No Image On File						
Parcel ID	000064-0002-007-0-000-00									
Cadastral ID	02-20-14-08210									
Property Type	REAL - Real Property									
Property Class	DENT	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										
Subdivision	BLUFFS AT STONE CANYON PHASE IV (THE)									
Lot/Block	/	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: 36.23913585 -95.78348082				Building Permits						
RESERVE AREA "A" THE BLUFFS AT STONE CANYON PHASE IV (PRIVATELY MAINTAINED ROADS)				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax		
Remove Cap		Land Value	6,653	0	11%	0	Assessed	0	0.00	
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	0		0	Total Taxable	0	0.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108303	C.A.B.O. DEVELOPMENT COMPANY LLC			3	6,653	0		.00	
2024	2024-660108303	C.A.B.O. DEVELOPMENT COMPANY LLC			3	6,653	0		.00	



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:11:06  
 Page 2

Lot Data		- BLUFFS IV DEV DEF		Primary Image				
Lot Size	0 0							
Lot Count	1							
Units Buildable								
Non-Ag Acres	1.2828							
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		0.00						
Indicated Value								
<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						
<b>Improvements</b>								
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