



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:37:41  
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Assessment Data					Primary Image				
Account	660109941				No Image On File				
Parcel ID	000224-0003-005-0-000-00								
Cadastral ID	02-20-14-08430								
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	17480 E AUDUBON TRL								
Subdivision	COVES AT STONE CANYON PHASE II								
Lot/Block	0005 / 0003	Parcel Size 1 - Lots							
Sec/Twn/Rng	2 / 20 / 14 / 5								
Neighborhood	1041 - R-V01,4-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
<b>Legal Description</b> Lat/Long:					<b>Building Permits</b>				
LOT 5 BLOCK 3 THE COVES AT STONE CANYON PHASE II					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	OLT-STONE CANYON	03/07/2025	0	15
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap		Land Value	6,522	6,522	11%	717	Assessed	717	70.24
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	6,522	6,522		717	Total Taxable	717	70.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax



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Lot Data		- COVES AT STONE CANYON II - DEV DEF		Primary Image				
Lot Size	0 0							
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.5035							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE GATED							
Method								
Base Lot Value	6,522.00 x 6,522.00 = 6,522							
Factor Value								
Adjustments								
Lot Value	6,522							
<b>Residential Data</b>								
Type		<b>GRM Approach</b>						
Condition	-	GRM Code						
Quality	-	Gross Rent 0.00						
Architecture		Indicated Value						
Style		<b>Multiple Regression</b>						
Exterior Wall		MRA Code						
Base/Total Area /		Adusted R						
Style		Indicated Value						
HVAC		<b>Direct Comparables</b>						
Roof Cover		Selection Model A Adam Test						
Area on Slab		Adjustment Model 1 2022 Residential						
Fixture/RghIn /		Comparables						
Bed/F/H Bath / /		Indicated Value						
Basement Area		<b>Value Reconciliation</b>						
Garage Type		Selected Approach Cost Approach						
Remodel		Improvements						
Year/Eff Age /		Lot Value 6,522						
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 6,522 0.00 Per SqFt				
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	+	6,522				
Total Area	x	Indicated Value	=	6,522				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value