



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:42:03
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Assessment Data				Primary Image						
Account	660110474			No Image On File						
Parcel ID	000226-0004-002-0-000-00									
Cadastral ID	02-20-14-08520									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	4							
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	06300 N BLUE HERON PASS									
Subdivision	COVES AT STONE CANYON PHASE III									
Lot/Block	0002 / 0004	Parcel Size	1 - Lots							
Sec/Twn/Rng	2 / 21 / 14 / 5									
Neighborhood	1041 - R-V01,4-SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description				Building Permits						
Lot/Long:				Number	Description	Opened	Closed	Amount		
LOT 2 BLOCK 4 THE COVES AT STONE CANYON PHASE III										
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	8,126	8,126	11%	894	Assessed	894	87.58	
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	8,126	8,126		894	Total Taxable	894	88.00	
Assessment History										
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 III - DEV DEF		Primary Image				
Lot Size	0 0							
Lot Count	1							
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE GATED							
Method								
Base Lot Value	1.00 x 8,126.00 = 8,126							
Factor Value								
Adjustments								
Lot Value	8,126							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/	GRM Approach						
Style		GRM Code						
HVAC		Gross Rent 0.00						
Roof Cover		Indicated Value						
Area on Slab		Multiple Regression						
Fixture/RghIn	/	MRA Code						
Bed/F/H Bath	/ /	Adusted R						
Basement Area		Indicated Value						
Garage Type		Direct Comparables						
Remodel		Selection Model A Adam Test						
Year/Eff Age	/	Adjustment Model 1 2022 Residential						
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	+	8,126				
Total Area	x	Indicated Value	=	8,126				
Adjusted Cost	= 0	Value Per SqFt		0.00				
		Value Reconciliation						
		Selected Approach Cost Approach						
		Improvements						
		Lot Value	8,126					
		Indicated Value	8,126	0.00	Per SqFt			
		Agland Value						
		Site Improvements						
		Total Value	8,126	0.00	Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value