



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:42:39  
 Page 1

Assessment Data					Primary Image				
Account	660110494				No Image On File				
Parcel ID	000226-0008-002-0-000-00								
Cadastral ID	02-20-14-08720								
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									
<b>Parcel Location</b>									
Situs	17474 E WHITE TAIL CV								
Subdivision	COVES AT STONE CANYON PHASE III								
Lot/Block	0002 / 0008	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				
Lat/Long:									
LOT 2 BLOCK 8 THE COVES AT STONE CANYON PHASE III					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	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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<b>Lot Data</b> - COVES AT STONE CANYON III - DEV DEF	<b>Primary Image</b>																																																		
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																																																			
<b>Residential Data</b>																																																			
Type Condition - 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>GRM Approach</b>																																																		
	GRM Code Gross Rent 0.00 Indicated Value																																																		
	<b>Multiple Regression</b>																																																		
	MRA Code Adjusted R Indicated Value																																																		
	<b>Direct Comparables</b>																																																		
	Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value																																																		
<b>Cost Approach</b> Manual : 01/2025	<b>Value Reconciliation</b>																																																		
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Base Cost</td><td style="width:10%;">0.00</td><td style="width:15%;">Total Misc Impr</td><td style="width:10%;">+</td><td style="width:10%;">0</td></tr> <tr> <td>Roofing Adj</td><td>+ 0.00</td><td>Garage Cost</td><td>+</td><td></td></tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td><td>Total RCN</td><td>=</td><td>0</td></tr> <tr> <td>Heat/Cool Adj</td><td>+ 0.00</td><td>Depreciation ( 0%)</td><td>-</td><td>0</td></tr> <tr> <td>Plumbing Adj</td><td>+ 0.00</td><td>Lump Sums</td><td>+</td><td>0</td></tr> <tr> <td>Basement Adj</td><td>+ 0.00</td><td>RCNLD</td><td>=</td><td></td></tr> <tr> <td>Adj Base Cost</td><td>= 0.00</td><td>Lot Value</td><td>+</td><td>8,126</td></tr> <tr> <td> </td><td></td><td>Indicated Value</td><td>=</td><td>8,126</td></tr> <tr> <td>Total Area</td><td>x</td><td>Value Per SqFt</td><td></td><td>0.00</td></tr> <tr> <td>Adjusted Cost</td><td>= 0</td><td></td><td></td><td></td></tr> </table>	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	 		Indicated Value	=	8,126	Total Area	x	Value Per SqFt		0.00	Adjusted Cost	= 0				Selected Approach Cost Approach Improvements Lot Value 8,126 Indicated Value 8,126 0.00 Per SqFt Aground Value Site Improvements Total Value 8,126 0.00 Total Value Per SqFt
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