



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:42:54  
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Assessment Data					Primary Image				
Account	660110502				No Image On File				
Parcel ID	000226-0010-004-0-000-00								
Cadastral ID	02-20-14-08800								
Property Type	REAL - Real Property								
Property Class	DENT	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>									
<b>Situs</b>									
Subdivision	COVES AT STONE CANYON PHASE III								
Lot/Block	0004 / 0010	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:									
RESERVE AREA "A" THE COVES AT STONE CANYON PHASE III (PRIVATELY MAINTAINED STREETS)					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	1	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	1	0		0	Total Taxable	0	0.00
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	0.0001							
Lot Value	1							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/	<b>GRM Approach</b>						
Style		GRM Code						
HVAC		Gross Rent 0.00						
Roof Cover		Indicated Value						
Area on Slab		<b>Multiple Regression</b>						
Fixture/RghIn	/	MRA Code						
Bed/F/H Bath	/ /	Adusted R						
Basement Area		Indicated Value						
Garage Type		<b>Direct Comparables</b>						
Remodel		Selection Model A Adam Test						
Year/Eff Age	/	Adjustment Model 1 2022 Residential						
<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	+	1				
Total Area	x	Indicated Value	=	1				
Adjusted Cost	= 0	Value Per SqFt		0.00				
		<b>Value Reconciliation</b>						
		Selected Approach Cost Approach						
		Improvements						
		Lot Value 1						
		Indicated Value 1 0.00 Per SqFt						
		Agland Value						
		Site Improvements						
		Total Value 1 0.00 Total Value Per SqFt						
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value