



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660093416				No Image On File				
Parcel ID	21N15E-08-1-00000-000-0000								
Cadastral ID	08-21-15-03501								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	305615								
EPIC CUSTOM HOMES LLC									
PO BOX 150 OWASSO OK 74055-0000									
Parcel Location									
Situs	05580 E OLD HWY 20								
Subdivision									
Lot/Block	/	Parcel Size	31.25 - Acres						
Sec/Twn/Rng	8 / 21 / 15 / 1								
Neighborhood	6060 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.31817700 -95.73015700									
W 613.70' NE LYING S & W OF HWY 20, LESS & EXCEPT W 132' 1320', LESS ODOT TR FOR HWY 20 COMM NW/C W2 NE; N88.4915E 131.60'; S01.1608E 33'; N88.4915E 140.50'; S80.2004W 112.23'; S87.2915W 29 48'; N01.1608W 17.25' TO POB.					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BICKFORD, PAMELA LYNN HUDDLESTON	07/14/2025	450,000	15
					/	HUDDLESTON- BICKFORD, PAMELA L	06/18/2025		4
					/	ANTAO, CRYSTAL	07/19/2019	0	4
					/	PAMELA'S AMAZING GRACE LLC	05/08/2019	0	4
					2452/922	BICKFORD, PAMELA L HUDDLESTON	01/15/2015	0	4
					2407/550	DIRICKSON, JOHN C &	06/17/2014	150,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2026	Land Value	3,964	3,964	11%	436	Assessed	436	47.32
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	3,964	3,964		436	Total Taxable	436	47.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093416	EPIC CUSTOM HOMES LLC	7	3,964	0	436	48.00		
2024	2024-660093416	HUDDLESTON- BICKFORD, PAMELA L	7	3,964	0	436	48.00		
2023	2023-660093416	HUDDLESTON- BICKFORD, PAMELA L	7	3,964	0	436	47.00		
2022	2022-660093416	HUDDLESTON- BICKFORD, PAMELA L	7	4,016	0	442	49.00		
2021	2021-660093416	HUDDLESTON- BICKFORD, PAMELA L	7	4,016	0	442	49.00		
2020	2020-660093416	HUDDLESTON- BICKFORD, PAMELA L	7	4,016	0	442	49.00		
2019	2019-660093416	HUDDLESTON- BICKFORD, PAMELA L	7	4,016	0	442	49.00		
2018	2018-660093416	PAMELA'S AMAZING GRACE LLC	7	4,016	0	442	47.00		
2017	2017-660093416	PAMELA'S AMAZING GRACE LLC	7	4,016	0	442	48.00		
2016	2016-660093416	PAMELA'S AMAZING GRACE LLC	7	4,016	0	442	48.00		
2015	2015-660093416	PAMELA'S AMAZING GRACE LLC	7	4,016	0	442	48.00		
2014	2014-660093416	BICKFORD, PAMELA L HUDDLESTON	7	4,016	0	442	48.00		
2013	2013-660093416	DIRICKSON, JOHN C &	7	4,016	0	442	47.00		



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
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	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	3,964			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	3,964 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			18.200	192	192	3,494	3,494
SO	SOGN SOILS	NTV PST	15			13.050	36	36	470	470
NTV PST Totals						31.250			3,964	3,964
Total Agland						31.250			3,964	3,964