



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:33:47
 Page 1

Assessment Data					Primary Image				
Account 660105763 Parcel ID 000000-0003-009-0-000-00 Cadastral ID 01-20-14-04220 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 305615 EPIC CUSTOM HOMES LLC PO BOX 150 OWASSO OK 74055-0000 Parcel Location Situs 06427 N DOGWOOD TRL Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0009 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					No Image On File				
Legal Description Lat/Long: 36.24721272 -95.77051667					Building Permits				
LOT 9 BLOCK 3 HIGHLAND MEADOWS AT STONE CANYON					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	C.A.B.O. DEVELOPMENT COMPANY LI	11/28/2022	130,000	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap		Land Value	5,827	5,611	11%	617	Assessed	617	60.44
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	5,827	5,611		617	Total Taxable	617	60.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660105763	EPIC CUSTOM HOMES LLC			3	5,827	0	588	58.00
2024	2024-660105763	EPIC CUSTOM HOMES LLC			3	5,090	0	560	54.00
2023	2023-660105763	EPIC CUSTOM HOMES LLC			3	5,090	0	560	52.00
2022	2022-660105763	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,090	0	560	55.00



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 Time 10:33:48
 Page 2

Lot Data Buildable - HIGHLAND MEADOWS AT ST CAN DEV DEF		Primary Image		
Lot Size 0 0 Lot Count 1 Units Buildable Non-Ag Acres 0.5992 Topography Street Access Utilities Amenities LOT TYPE 0 GATED 0 Method Units-Buildable Base Lot Value 1.00 x 5,090.00 = 5,090 Factor Value Adjustments 1.1449 Lot Value 5,827				
Residential Data				
Type Condition 5 - Very Good 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 /				
GRM Approach				
GRM Code Gross Rent 0.00 Indicated Value				
Multiple Regression				
MRA Code AO3 Residential Adjusted R 0.8747 Indicated Value 120,389 Per SqFt				
Direct Comparables				
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value				
Cost Approach Manual : 01/2025				Value Reconciliation
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00 Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation (0%) - 0 Lump Sums + 0 RCNLD = Lot Value + 5,827 Indicated Value = 5,827 Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value 5,827 Indicated Value 5,827 0.00 Per SqFt Aground Value Site Improvements Total Value 5,827 0.00 Total Value Per SqFt		
Miscellaneous Improvements				
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value	