



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:34:08
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Assessment Data		Primary Image							
Account 660105774 Parcel ID 000000-0005-005-0-000-00 Cadastral ID 01-20-14-04330 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 18598 E LIMESTONE LN Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0005 / 0005 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: 36.24481285 -95.76938136		Building Permits							
LOT 5 BLOCK 5 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	125,000	15
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap		Land Value	5,090	5,090	11%	560	Assessed	560	54.86
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	5,090	5,090		560	Total Taxable	560	55.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660105774	EPIC CUSTOM HOMES LLC			3	5,090	0	560	55.00
2024	2024-660105774	EPIC CUSTOM HOMES LLC			3	5,090	0	560	54.00
2023	2023-660105774	EPIC CUSTOM HOMES LLC			3	5,090	0	560	52.00
2022	2022-660105774	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,090	0	560	55.00



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Lot Data	Buildable - HIGHLAND MEADOWS AT ST CAN DEV DEF	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5579	
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		
Lot Value	5,090	

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	120,023 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 5,090
Total Area	x	Indicated Value	= 5,090
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	5,090
Indicated Value	5,090 0.00 Per SqFt
Agland Value	
Site Improvements	
Total Value	5,090 0.00 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value