



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:44:42
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Assessment Data				Primary Image						
Account	660106286			No Image On File						
Parcel ID	000000-0004-002-0-000-00									
Cadastral ID	01-20-14-04990									
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	19221 E CANYON RIDGE RD									
Subdivision	DEER RUN AT STONE CANYON PHASE IV									
Lot/Block	0002 / 0004	Parcel Size	1 - Lots							
Sec/Twn/Rng	1 / 20 / 14 / 5									
Neighborhood	1039 - R-V04, SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.24163160 -95.76254331				Building Permits						
LOT 2 BLOCK 4 DEER RUN AT STONE CANYON PHASE IV				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 LL	06/09/2022	932,500	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2023		Land Value	4,470	4,470	11%	492	Assessed	492	48.20
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	4,470	4,470		492	Total Taxable	492	48.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106286	EPIC CUSTOM HOMES LLC			3	4,470	0	492	48.00	
2024	2024-660106286	EPIC CUSTOM HOMES LLC			3	93,250	0	516	50.00	
2023	2023-660106286	EPIC CUSTOM HOMES LLC			3	4,470	0	492	46.00	
2022	2022-660106286	EPIC CUSTOM HOMES LLC			3	4,470	0	492	48.00	



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Lot Data		- DEER RUN AT ST CANYON DEV DEF		Primary Image				
Lot Size	0 0							
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.6076							
Topography								
Street Access								
Utilities								
Amenities	0							
	0							
Method								
Base Lot Value	1.00 x 4,470.00 = 4,470							
Factor Value								
Adjustments								
Lot Value	4,470							
Residential Data								
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	/							
Cost Approach		Manual : 01/2025						
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	+	4,470				
Total Area	x	Indicated Value	=	4,470				
Adjusted Cost	= 0	Value Per SqFt		0.00				
GRM Approach								
GRM Code								
Gross Rent 0.00								
Indicated Value								
Multiple Regression								
MRA Code								
Adusted R								
Indicated Value								
Direct Comparables								
Selection Model A Adam Test								
Adjustment Model 1 2022 Residential								
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach Cost Approach								
Improvements								
Lot Value 4,470								
Indicated Value 4,470 0.00 Per SqFt								
Aglard Value								
Site Improvements								
Total Value 4,470 0.00 Total Value Per SqFt								
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value