



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:44:43
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Assessment Data				Primary Image					
Account	660106287			No Image On File					
Parcel ID	000000-0004-003-0-000-00								
Cadastral ID	01-20-14-05000								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	347064								
PHILLIPS, DENNIS & ELIZABETH									
PO BOX 501 OWASSO OK 74055-0000									
Parcel Location									
Situs	19179 E CANYON RIDGE RD								
Subdivision	DEER RUN AT STONE CANYON PHASE IV								
Lot/Block	0003 / 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: 36.24163453 -95.76305595				Building Permits					
LOT 3 BLOCK 4 DEER RUN AT STONE CANYON PHASE IV				Number	Description	Opened	Closed	Amount	
				R26 012	NEW POOL	02/2026		63,000	
				R25 143	NEW SFR 3990 SQ FT	05/2025		900,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	EPIC CUSTOM HOMES LLC	05/08/2025	120,000	15
					/	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	2026	Land Value	120,000	120,000	11%	13,200	Assessed	13,200	1,293.07
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	120,000	120,000		13,200	Total Taxable	13,200	1,293.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660106287	PHILLIPS, DENNIS & ELIZABETH			3	4,470	0	492	48.00
2024	2024-660106287	EPIC CUSTOM HOMES LLC			3	93,250	0	516	50.00
2023	2023-660106287	EPIC CUSTOM HOMES LLC			3	4,470	0	492	46.00
2022	2022-660106287	EPIC CUSTOM HOMES LLC			3	4,470	0	492	48.00



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Lot Data		Square-Foot - NBHD 1039 #1		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.5887							
Topography								
Street Access								
Utilities								
Amenities			0					
			0					
Method	Square-Foot							
Base Lot Value	25,644.00 x 4.95 = 126,981							
Factor Value								
Adjustments	0.9450							
Lot Value	120,000							
Residential Data								
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	A Adam Test			
Area on Slab				Adjustment Model	1 2022 Residential			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	120,000			
Cost Approach				Indicated Value	120,000	0.00	Per SqFt	
Manual : 01/2025				Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	120,000	0.00	Total Value Per SqFt	
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	+ 120,000					
Total Area	x	Indicated Value	= 120,000					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value