



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:08:41  
Page 1

Assessment Data				Primary Image					
Account	660108203			No Image On File					
Parcel ID	000223-0008-008-0-000-00								
Cadastral ID	35-21-14-06550								
Property Type	REAL - Real Property								
Property Class	RRP	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	17821 E PATRIOT DR								
Subdivision	COVES AT STONE CANYON PHASE I								
Lot/Block	0008 / 0008	Parcel Size	1 - Lots						
Sec/Twn/Rng	35 / 21 / 14 / 5								
Neighborhood	1041 - R-V01,4-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.24989963 -95.77791210				Building Permits					
LOT 8 BLOCK 8 THE COVES AT STONE CANYON PHASE I				Number	Description	Opened	Closed	Amount	
				R26 147	NEW SFR 4180 SQ FT	04/2026		930,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	C.A.B.O. DEVELOPMENT COMPANY LI	10/16/2024	150,000	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax
Remove Cap	2025	Land Value	8,341	8,341	11%	918	Assessed	918	99.64
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	8,341	8,341		918	Total Taxable	918	100.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108203	EPIC CUSTOM HOMES LLC			7	8,341	0	918	100.00
2024	2024-660108203	C.A.B.O. DEVELOPMENT COMPANY LLC			7	8,341	0	918	101.00



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 Page 2

Lot Data		- COVES AT STONE CANYON I DEV DEF		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.625							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE		0					
	GATED		0					
Method								
Base Lot Value	27,224.00 x 8,341.00 = 8,341							
Factor Value								
Adjustments	1.0000							
Lot Value	8,341							
<b>Residential Data</b>								
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	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
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	+	8,341				
Total Area	x	Indicated Value	=	8,341				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	AO3 Residential
Adjusted R	0.8747
Indicated Value	121,636 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	8,341		
Indicated Value	8,341	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	8,341	0.00	Total Value Per SqFt