



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:08:54  
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Assessment Data				Primary Image					
Account	660108210			No Image On File					
Parcel ID	000223-0009-006-0-000-00								
Cadastral ID	35-21-14-06620								
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	17861 E PATRIOT DR								
Subdivision	COVES AT STONE CANYON PHASE I								
Lot/Block	0006 / 0009	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: 36.24990932 -95.77702267				Building Permits					
LOT 6 BLOCK 9 THE COVES AT STONE CANYON PHASE I				Number	Description	Opened	Closed	Amount	
				R24 444	NEW SFR 6200 SQ FT	12/2024		1,100,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	C.A.B.O. DEVELOPMENT COMPANY LI	12/18/2024	155,000	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	2025-660108210	EPIC CUSTOM HOMES LLC			7	8,341	0	918	100.00
2024	2024-660108210	C.A.B.O. DEVELOPMENT COMPANY LLC			7	8,341	0	918	101.00



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Lot Data		- COVES AT STONE CANYON I DEV DEF		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.7044							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE		0					
	GATED		0					
Method								
Base Lot Value	30,686.00 x 8,341.00 = 8,341							
Factor Value								
Adjustments	1.0000							
Lot Value	8,341							
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	/							
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	+	8,341				
Total Area	x	Indicated Value	=	8,341				
Adjusted Cost	= 0	Value Per SqFt		0.00				
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					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value