



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:09:08  
Page 1

Assessment Data				Primary Image						
Account	660108217			No Image On File						
Parcel ID	000223-0011-005-0-000-00									
Cadastral ID	01-20-14-06690									
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	17864 E WHITE TAIL CV									
Subdivision	COVES AT STONE CANYON PHASE I									
Lot/Block	0005 / 0011	Parcel Size	1 - Lots							
Sec/Twn/Rng	1 / 20 / 14 / 5									
Neighborhood	1041 - R-V01,4-SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.24795792 -95.77686143				Building Permits						
LOT 5 BLOCK 11 THE COVES AT STONE CANYON PHASE I				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	10/16/2024	125,000	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2025	Land Value	8,341	8,341	11%	918	Assessed	918	89.93	
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	90.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108217	EPIC CUSTOM HOMES LLC			3	8,341	0	918	90.00	
2024	2024-660108217	C.A.B.O. DEVELOPMENT COMPANY LLC			3	8,341	0	918	88.00	



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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	0.6457							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE		0					
	GATED		0					
Method								
Base Lot Value	28,128.00 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