



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660092719 <b>Parcel ID</b> 000000-00-0-00065-001-0002 <b>Cadastral ID</b> 01-20-14-00210 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 313710 CHRONISTER, JUSTIN & STACY TRUSTEES JUST & STACY CHRONISTER TRUST 18206 ANTHEM RIDGE RD OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 18206 E ANTHEM RIDGE RD <b>Subdivision</b> BLUFFS AT STONE CANYON (THE) <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1218 - R-V01-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.23976427 -95.77405440 LOT 2 BLOCK 1 THE BLUFFS AT STONE CANYON					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>WP2015 12 5 R17-NEW POOL W/HEAT</td> <td></td> <td>12/2015</td> <td>07/2016</td> <td></td> </tr> <tr> <td>R2015 07 4 R17-NEW 6362 SQ FT SFR</td> <td></td> <td>07/2015</td> <td>07/2016</td> <td>1,000,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP2015 12 5 R17-NEW POOL W/HEAT		12/2015	07/2016		R2015 07 4 R17-NEW 6362 SQ FT SFR		07/2015	07/2016	1,000,000																																																																																																	
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Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.7358 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> GATE/BLUFFS 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 32,049.00 x 7.00 = 224,343 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 224,343		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-22\IMG_007; 7/22/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	6 - Excellent
<b>Quality</b>	7 - Semi Luxury
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	20% Veneer, Stone 80% Frame, Stucco
<b>Base/Total Area</b>	4,615 / 6,723
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	4,615
<b>Fixture/RghIn</b>	22 /
<b>Bed/F/H Bath</b>	4 / 4.0 / 2.0
<b>Basement Area</b>	
<b>Garage Type</b>	1,042 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2016 / 5

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	1,348,417	200.57	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	6
<b>Indicated Value</b>	1,567,310 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	1,474,168		
<b>Lot Value</b>	224,343		
<b>Indicated Value</b>	1,698,511	252.64	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	27,140		
<b>Total Value</b>	1,725,651	256.68	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	156.63	<b>Total Misc Impr</b>	+ 115,362				
<b>Roofing Adj</b>	+ 5.41	<b>Garage Cost</b>	+ 173,014				
<b>Subfloor Adj</b>	+ -11.62	<b>Total RCN</b>	= 1,519,761				
<b>Heat/Cool Adj</b>	+ 24.14	<b>Depreciation ( 3%)</b>	- 45,593				
<b>Plumbing Adj</b>	+ 8.60	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 1,474,168				
<b>Adj Base Cost</b>	= 183.16	<b>Lot Value</b>	+ 224,343				
<b>Total Area</b>	x 6,723	<b>Indicated Value</b>	= 1,698,511				
<b>Adjusted Cost</b>	= 1,231,385	<b>Value Per SqFt</b>	252.64				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	9,658.49		9,658
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	127515	873		873	42.75		37,321
PRCH	SLAB PORCH - COVERED	127516	9x6		54	46.87		2,531
PRCH	SLAB PORCH - COVERED	127517	15x10		150	46.24		6,936
PRCH	Slab Porch - Covered	127518	1420		1,420	41.49		58,916





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	18x34x0	Concrete		612
	Qual 5	Cond 5	Year 2016	Eff Age 5		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (58.59 x 612)	35,857		35,857	9,681	26,176

ODRK	ODRK		0x0x0			1
Qual 4	Cond 4	Year 0	Eff Age 1216			

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4,820.00 x 1)	4,820		4,820	3,856	964