




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:40:31
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Assessment Data					Primary Image																			
Account 660092721 Parcel ID 000000-00-0-00065-001-0004 Cadastral ID 01-20-14-00230 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 307642 GLOVER, JARED E & LAUREN LIVING TRUST 18138 ANTHEM RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 18138 E ANTHEM RIDGE RD Subdivision BLUFFS AT STONE CANYON (THE) Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-22\IMG_0090 7/22/2021</p>																			
Legal Description Lat/Long: 36.23907596 -95.77455000																								
LOT 4 BLOCK 1 THE BLUFFS AT STONE CANYON					Building Permits <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>P18 000010</td> <td>R19- NEW POOL</td> <td>02/2018</td> <td>12/2018</td> <td>75,000</td> </tr> <tr> <td>R2017 05 32</td> <td>R19-NEW 7440 SQ FT SFR</td> <td>05/2017</td> <td>12/2018</td> <td>1,500,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P18 000010	R19- NEW POOL	02/2018	12/2018	75,000	R2017 05 32	R19-NEW 7440 SQ FT SFR	05/2017	12/2018	1,500,000
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R2017 05 32	R19-NEW 7440 SQ FT SFR	05/2017	12/2018	1,500,000																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes		1,000	/	GLOVER, JARED E	12/20/2018	0	4															
					2263/424	WRIGHT GROUP INC	07/30/2012	205,000	YES															
					2099/282	C.A.B.O. DEVELOPMENT-COMPANY L	04/27/2010	220,500	YES															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax															
Remove Cap	2013		Land Value 284,851	284,851	11%	31,334	Assessed	125,711	12,314.65															
Year Frozen	0		Improvements 1,348,603	857,976		94,377	Penalty	0																
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00															
TIF Project ID	0		Total Value 1,633,454	1,142,827		125,711	Total Taxable	124,711	12,217.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660092721	GLOVER, JARED E &			3	1,109,541	1000	121,050	11,858.00															
2024	2024-660092721	GLOVER, JARED E &			3	1,183,862	1000	129,225	12,415.00															
2023	2023-660092721	GLOVER, JARED E &			3	1,240,319	1000	135,436	12,692.00															
2022	2022-660092721	GLOVER, JARED E &			3	1,211,609	1000	132,277	12,959.00															
2021	2021-660092721	GLOVER, JARED E &			3	1,851,187	1000	202,510	19,591.00															
2020	2020-660092721	GLOVER, JARED E &			3	1,836,244	1000	196,582	18,990.00															
2019	2019-660092721	GLOVER, JARED E &			3	1,743,886	0	191,827	18,544.00															
2018	2018-660092721	GLOVER, JARED E			3	235,000	0	25,850	2,406.00															
2017	2017-660092721	GLOVER, JARED E			3	235,000	0	25,850	2,431.00															
2016	2016-660092721	GLOVER, JARED E			3	235,000	0	25,468	2,398.00															
2015	2015-660092721	GLOVER, JARED E			3	220,500	0	24,255	2,300.00															
2014	2014-660092721	GLOVER, JARED E			3	220,500	0	24,255	2,322.00															
2013	2013-660092721	GLOVER, JARED E			3	220,500	0	24,255	2,272.00															



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Lot Data	Square-Foot - NBHD 1918 #1	
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.9342	
Topography		
Street Access		
Utilities		
Amenities	GATE/BLUFFS	0
		0
Method	Square-Foot	
Base Lot Value	40,693.00 x 7.00 = 284,851	
Factor Value		
Adjustments	1.0000	
Lot Value	284,851	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-22\IMG_009I 7/22/2021

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Stone 40% Frame, Stucco
Base/Total Area	4,546 / 7,957
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,546
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 6.0 / 1.0
Basement Area	
Garage Type	1,392 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	1,308,354 164.43 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,211,560 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	1,316,190
Lot Value	284,851
Indicated Value	1,601,041 201.21 Per SqFt
Agland Value	
Site Improvements	32,413
Total Value	1,633,454 205.29 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	113.34	Total Misc Impr	+	110,346
Roofing Adj	+ 3.75	Garage Cost	+	113,921
Subfloor Adj	+ -3.51	Total RCN	=	1,336,019
Heat/Cool Adj	+ 20.10	Depreciation (3%)	-	40,081
Plumbing Adj	+ 6.04	Lump Sums	+	20,252
Basement Adj	+ 0.00	RCNLD	=	1,316,190
Adj Base Cost	= 139.72	Lot Value	+	284,851
Total Area	x 7,957	Indicated Value	=	1,601,041
Adjusted Cost	= 1,111,752	Value Per SqFt		201.21

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,928.49		17,857
SHLT	STORM SHELTER	0		1	2018	1	0.00	
ODFP	Outdoor Fireplace/Firepit	0		1	1	7,704.33		7,704
PRCH	SLAB PORCH - COVERED	139848	417		417	43.73		18,235
PRCH	SLAB PORCH - COVERED	139851	101		101	45.54		4,600
PRCH	SLAB PORCH - COVERED	139852	14x13		182	44.85		8,163
PRCH	SLAB PORCH - COVERED	139853	1223		1,223	40.92		50,045
PRCH	Porch	139854	82		82	45.64		3,742
BALW	Balcony - Wood	139855	486		486	41.67		20,252



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		631
	Qual 5	Cond 5	Year 2018	Eff Age 4		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
	Base Cost (58.35 x 631)		36,819	36,819	7,732	29,087
	ODRK	ODRK	0x0x0			1
	Qual 4	Cond 4	Year 2018	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (4,820.00 x 1)		4,820	4,820	1,494	3,326