



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																		
Account 660092722 Parcel ID 000000-00-0-00065-001-0005 Cadastral ID 01-20-14-00240 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 316617 STOUGH, CHAD A & ASHLEY 18104 ANTHEM RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 18104 E ANTHEM RIDGE RD Subdivision BLUFFS AT STONE CANYON (THE) Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS																																							
Legal Description Lat/Long: 36.23887258 -95.77490317																																							
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>P20 000011</td> <td>R22- NEW POOL</td> <td>04/2020</td> <td>01/2022</td> <td>100,000</td> </tr> <tr> <td>R19 000391</td> <td>R22- NEW 5316 SQ FT SFR</td> <td>11/2019</td> <td>01/2022</td> <td>800,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P20 000011	R22- NEW POOL	04/2020	01/2022	100,000	R19 000391	R22- NEW 5316 SQ FT SFR	11/2019	01/2022	800,000															
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Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																														
Remove Cap	2016	Land Value	265,748	265,748	11%	29,232	Assessed	172,288	16,877.33																														
Year Frozen	0	Improvements	1,300,504	1,300,504		143,056	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																														
TIF Project ID	0	Total Value	1,566,252	1,566,252		172,288	Total Taxable	172,288	16,877.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660092722	STOUGH, CHAD A & ASHLEY			3	1,520,009	0	167,201	16,379.00																														
2024	2024-660092722	STOUGH, CHAD A & ASHLEY			3	1,600,755	0	176,083	16,916.00																														
2023	2023-660092722	STOUGH, CHAD A & ASHLEY			3	1,662,835	0	182,912	17,141.00																														
2022	2022-660092722	STOUGH, CHAD A & ASHLEY			3	1,645,892	0	181,048	17,737.00																														
2021	2021-660092722	STOUGH, CHAD A & ASHLEY			3	270,000	0	29,700	2,873.00																														
2020	2020-660092722	STOUGH, CHAD A & ASHLEY			3	270,000	0	29,700	2,869.00																														
2019	2019-660092722	STOUGH, CHAD A & ASHLEY			3	270,000	0	29,700	2,871.00																														
2018	2018-660092722	STOUGH, CHAD A & ASHLEY			3	270,000	0	29,700	2,764.00																														
2017	2017-660092722	STOUGH, CHAD A & ASHLEY			3	270,000	0	29,700	2,794.00																														
2016	2016-660092722	STOUGH, CHAD A & ASHLEY			3	270,000	0	29,700	2,796.00																														
2015	2015-660092722	RAINS, THOMAS E TRUSTEE &			3	234,000	0	25,740	2,441.00																														
2014	2014-660092722	RAINS, THOMAS E TRUSTEE &			3	234,000	0	25,740	2,464.00																														
2013	2013-660092722	RAINS, THOMAS E TRUSTEE &			3	234,000	0	25,740	2,411.00																														



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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size			
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8715		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS	0	
		0	
Method	Square-Foot		
Base Lot Value	37,964.00 x 7.00 = 265,748		
Factor Value			
Adjustments	1.0000		
Lot Value	265,748		



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Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6.5 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	4,084 / 6,252
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,084
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 3.0
Basement Area	
Garage Type	1,368 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	1,233,320	197.27	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,678,770 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	134.30	Total Misc Impr	+ 61,470
Roofing Adj	+ 5.01	Garage Cost	+ 180,959
Subfloor Adj	+ -8.38	Total RCN	= 1,254,440
Heat/Cool Adj	+ 22.94	Depreciation (1%)	- 12,544
Plumbing Adj	+ 8.00	Lump Sums	+ 30,018
Basement Adj	+ 0.00	RCNLD	= 1,271,914
Adj Base Cost	= 161.87	Lot Value	+ 265,748
Total Area	x 6,252	Indicated Value	= 1,537,662
Adjusted Cost	= 1,012,011	Value Per SqFt	245.95

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,271,914		
Lot Value	265,748		
Indicated Value	1,537,662	245.95	Per SqFt
Agland Value			
Site Improvements	28,590		
Total Value	1,566,252	250.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		2	2	9,658.49		19,317
SHLT	STORM SHELTER	0		1	2021	1	0.00	
ODFP	Outdoor Fireplace/Firepit	0		1	1	9,630.41		9,630
PATO	Slab Porch - Open	152796	22x14		308	13.89		4,278
PATO	Slab Porch - Open	152797	33x17		561	13.50		7,574
PRCH	Slab Porch - Covered	152798	23x8		184	46.02		8,468
PATO	Slab Porch - Open	152799	593		593	13.50		8,006
PRCH	Slab Porch - Covered	152800	10x9		90	46.63		4,197
BALW	Balcony - Wood	152802	21x21		441	44.08		19,439
BALW	Balcony - Wood	152803	24x10		240	44.08		10,579



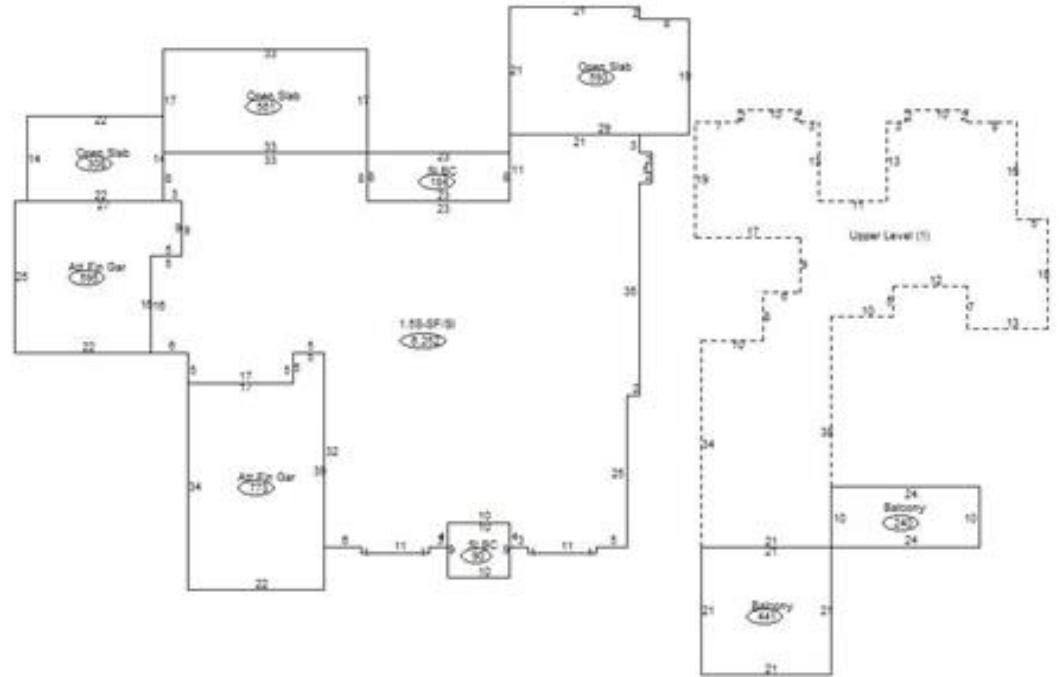
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	4,084	1.531	6,252
2	G	5		20	Att Fin Gar	773	1.000	773
3	G	5		20	Att Fin Gar	595	1.000	595
4	M	PATO		20	Open Slab	308	1.000	308
5	M	PATO		20	Open Slab	561	1.000	561
6	M	PRCH		20	SLBC	184	1.000	184
7	M	PATO		20	Open Slab	593	1.000	593
8	M	PRCH		20	SLBC	90	1.000	90
9	U	^UL		20	Upper Level (1)	2,168	1.000	2,168
10	M	BALW		20	Balcony	441	1.000	441
11	M	BALW		20	Balcony	240	1.000	240
Total Building Area						4,084		6,252



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	14x33x0	Concrete		462
	Qual 5	Cond 5	Year 2021	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (61.58 x 462)	28,450		28,450	2,845	25,605

	PATC	Patio - Covered	16x14x8	Concrete	Composition Shingle	224
	Qual 3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
Base Cost (16.87 x 224)	3,779		3,779	794	2,985