



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:41:32
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660092727 Parcel ID 000000-00-0-00065-001-0010 Cadastral ID 01-20-14-00290 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 301810 VAN WYHE, HEATHER TRUSTEE 8805 N 145TH E AVE STE 103 OWASSO OK 74055-0000 Parcel Location Situs 17934 E ANTHEM RIDGE RD Subdivision BLUFFS AT STONE CANYON (THE) Lot/Block 0010 / 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_010 7/22/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.23848720 -95.77689464 LOT 10 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>8402</td> <td>R12-NEW POOL</td> <td>12/2010</td> <td>08/2011</td> <td></td> </tr> <tr> <td>R2010 0511</td> <td>R12-NEW 6271 SQ FT SFR</td> <td>07/2010</td> <td>08/2011</td> <td>700,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8402	R12-NEW POOL	12/2010	08/2011		R2010 0511	R12-NEW 6271 SQ FT SFR	07/2010	08/2011	700,000																																																																																																	
Number	Description	Opened	Closed	Amount																																																																																																																					
8402	R12-NEW POOL	12/2010	08/2011																																																																																																																						
R2010 0511	R12-NEW 6271 SQ FT SFR	07/2010	08/2011	700,000																																																																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2125/772</td> <td>VAN WHYE, HEATHER</td> <td>08/25/2010</td> <td>0</td> <td>4</td> </tr> <tr> <td>2102/135</td> <td>C.A.B.O. DEVELOPMENT-COMPANY L</td> <td>05/11/2010</td> <td>256,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2125/772	VAN WHYE, HEATHER	08/25/2010	0	4	2102/135	C.A.B.O. DEVELOPMENT-COMPANY L	05/11/2010	256,000	YES																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2125/772	VAN WHYE, HEATHER	08/25/2010	0	4																																																																																																																					
2102/135	C.A.B.O. DEVELOPMENT-COMPANY L	05/11/2010	256,000	YES																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2011</td> <td>Land Value 263,340</td> <td>263,340</td> <td>11%</td> <td>28,967</td> <td>Assessed</td> <td>172,563</td> <td>16,904.27</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 1,640,579</td> <td>1,305,420</td> <td></td> <td>143,596</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 1,903,919</td> <td>1,568,760</td> <td></td> <td>172,563</td> <td>Total Taxable</td> <td>171,563</td> <td>16,806.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2011	Land Value 263,340	263,340	11%	28,967	Assessed	172,563	16,904.27	Year Frozen	0	Improvements 1,640,579	1,305,420		143,596	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 1,903,919	1,568,760		172,563	Total Taxable	171,563	16,806.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	2011	Land Value 263,340	263,340	11%	28,967	Assessed	172,563	16,904.27																																																																																																																	
Year Frozen	0	Improvements 1,640,579	1,305,420		143,596	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																																																																																																	
TIF Project ID	0	Total Value 1,903,919	1,568,760		172,563	Total Taxable	171,563	16,806.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660092727</td><td>VAN WYHE, HEATHER</td><td>3</td><td>1,759,437</td><td>1000</td><td>166,537</td><td>16,314.00</td></tr> <tr><td>2024</td><td>2024-660092727</td><td>VAN WYHE, HEATHER</td><td>3</td><td>1,478,707</td><td>1000</td><td>161,657</td><td>15,530.00</td></tr> <tr><td>2023</td><td>2023-660092727</td><td>VAN WYHE, HEATHER</td><td>3</td><td>1,462,747</td><td>1000</td><td>159,902</td><td>14,984.00</td></tr> <tr><td>2022</td><td>2022-660092727</td><td>VAN WYHE, HEATHER</td><td>3</td><td>1,429,064</td><td>1000</td><td>156,197</td><td>15,303.00</td></tr> <tr><td>2021</td><td>2021-660092727</td><td>VAN WYHE, HEATHER</td><td>3</td><td>1,371,155</td><td>1000</td><td>149,827</td><td>14,494.00</td></tr> <tr><td>2020</td><td>2020-660092727</td><td>VAN WYHE, HEATHER</td><td>3</td><td>1,350,258</td><td>1000</td><td>146,131</td><td>14,116.00</td></tr> <tr><td>2019</td><td>2019-660092727</td><td>VAN WYHE, HEATHER</td><td>3</td><td>1,298,599</td><td>1000</td><td>141,846</td><td>13,712.00</td></tr> <tr><td>2018</td><td>2018-660092727</td><td>VAN WYHE, HEATHER</td><td>3</td><td>1,332,017</td><td>1000</td><td>143,248</td><td>13,334.00</td></tr> <tr><td>2017</td><td>2017-660092727</td><td>VAN WYHE, HEATHER</td><td>3</td><td>1,326,968</td><td>1000</td><td>139,046</td><td>13,079.00</td></tr> <tr><td>2016</td><td>2016-660092727</td><td>VAN WYHE, HEATHER</td><td>3</td><td>1,292,907</td><td>1000</td><td>134,967</td><td>12,707.00</td></tr> <tr><td>2015</td><td>2015-660092727</td><td>VAN WYHE, HEATHER</td><td>3</td><td>1,219,543</td><td>1000</td><td>131,007</td><td>12,423.00</td></tr> <tr><td>2014</td><td>2014-660092727</td><td>VAN WYHE, HEATHER</td><td>3</td><td>1,240,645</td><td>1000</td><td>127,162</td><td>12,172.00</td></tr> <tr><td>2013</td><td>2013-660092727</td><td>VAN WYHE, HEATHER</td><td>3</td><td>1,171,010</td><td>1000</td><td>123,429</td><td>11,563.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660092727	VAN WYHE, HEATHER	3	1,759,437	1000	166,537	16,314.00	2024	2024-660092727	VAN WYHE, HEATHER	3	1,478,707	1000	161,657	15,530.00	2023	2023-660092727	VAN WYHE, HEATHER	3	1,462,747	1000	159,902	14,984.00	2022	2022-660092727	VAN WYHE, HEATHER	3	1,429,064	1000	156,197	15,303.00	2021	2021-660092727	VAN WYHE, HEATHER	3	1,371,155	1000	149,827	14,494.00	2020	2020-660092727	VAN WYHE, HEATHER	3	1,350,258	1000	146,131	14,116.00	2019	2019-660092727	VAN WYHE, HEATHER	3	1,298,599	1000	141,846	13,712.00	2018	2018-660092727	VAN WYHE, HEATHER	3	1,332,017	1000	143,248	13,334.00	2017	2017-660092727	VAN WYHE, HEATHER	3	1,326,968	1000	139,046	13,079.00	2016	2016-660092727	VAN WYHE, HEATHER	3	1,292,907	1000	134,967	12,707.00	2015	2015-660092727	VAN WYHE, HEATHER	3	1,219,543	1000	131,007	12,423.00	2014	2014-660092727	VAN WYHE, HEATHER	3	1,240,645	1000	127,162	12,172.00	2013	2013-660092727	VAN WYHE, HEATHER	3	1,171,010	1000	123,429	11,563.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660092727	VAN WYHE, HEATHER	3	1,759,437	1000	166,537	16,314.00																																																																																																																		
2024	2024-660092727	VAN WYHE, HEATHER	3	1,478,707	1000	161,657	15,530.00																																																																																																																		
2023	2023-660092727	VAN WYHE, HEATHER	3	1,462,747	1000	159,902	14,984.00																																																																																																																		
2022	2022-660092727	VAN WYHE, HEATHER	3	1,429,064	1000	156,197	15,303.00																																																																																																																		
2021	2021-660092727	VAN WYHE, HEATHER	3	1,371,155	1000	149,827	14,494.00																																																																																																																		
2020	2020-660092727	VAN WYHE, HEATHER	3	1,350,258	1000	146,131	14,116.00																																																																																																																		
2019	2019-660092727	VAN WYHE, HEATHER	3	1,298,599	1000	141,846	13,712.00																																																																																																																		
2018	2018-660092727	VAN WYHE, HEATHER	3	1,332,017	1000	143,248	13,334.00																																																																																																																		
2017	2017-660092727	VAN WYHE, HEATHER	3	1,326,968	1000	139,046	13,079.00																																																																																																																		
2016	2016-660092727	VAN WYHE, HEATHER	3	1,292,907	1000	134,967	12,707.00																																																																																																																		
2015	2015-660092727	VAN WYHE, HEATHER	3	1,219,543	1000	131,007	12,423.00																																																																																																																		
2014	2014-660092727	VAN WYHE, HEATHER	3	1,240,645	1000	127,162	12,172.00																																																																																																																		
2013	2013-660092727	VAN WYHE, HEATHER	3	1,171,010	1000	123,429	11,563.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:41:32
Page 2

Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.8636	
Topography		
Street Access		
Utilities		
Amenities	GATE/BLUFFS	
Method	Square-Foot	
Base Lot Value	37,620.00 x 7.00 = 263,340	
Factor Value		
Adjustments	1.0000	
Lot Value	263,340	

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	7 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	4,323 / 7,246
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,323
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 4.5 /
Basement Area	
Garage Type	1,546 Attached Garage - Finished
Remodel	
Year/Eff Age	2011 / 7



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-22\IMG_010 7/22/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	1,478,558	204.05	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,689,100 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,609,023		
Lot Value	263,340		
Indicated Value	1,872,363	258.40	Per SqFt
Agland Value			
Site Improvements	31,556		
Total Value	1,903,919	262.75	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	162.19	Total Misc Impr	+	41,698			
Roofing Adj	+ 4.78	Garage Cost	+	256,698			
Subfloor Adj	+ -10.23	Total RCN	=	1,666,731			
Heat/Cool Adj	+ 24.14	Depreciation (4%)	-	66,669			
Plumbing Adj	+ 7.96	Lump Sums	+	8,961			
Basement Adj	+ 0.00	RCNLD	=	1,609,023			
Adj Base Cost	= 188.84	Lot Value	+	263,340			
Total Area	x 7,246	Indicated Value	=	1,872,363			
Adjusted Cost	= 1,368,335	Value Per SqFt		258.40			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112120	7x7		49	46.90		2,298
PRCH	SLAB PORCH - COVERED	112121	17x11		187	46.00		8,602
PRCH	SLAB PORCH - COVERED	112122	122		122	46.43		5,664
PRCH	SLAB PORCH - COVERED	112123	572		572	43.94		25,134
WODO	WOOD DECK - OPEN	112125	28x12		336	26.67		8,961



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

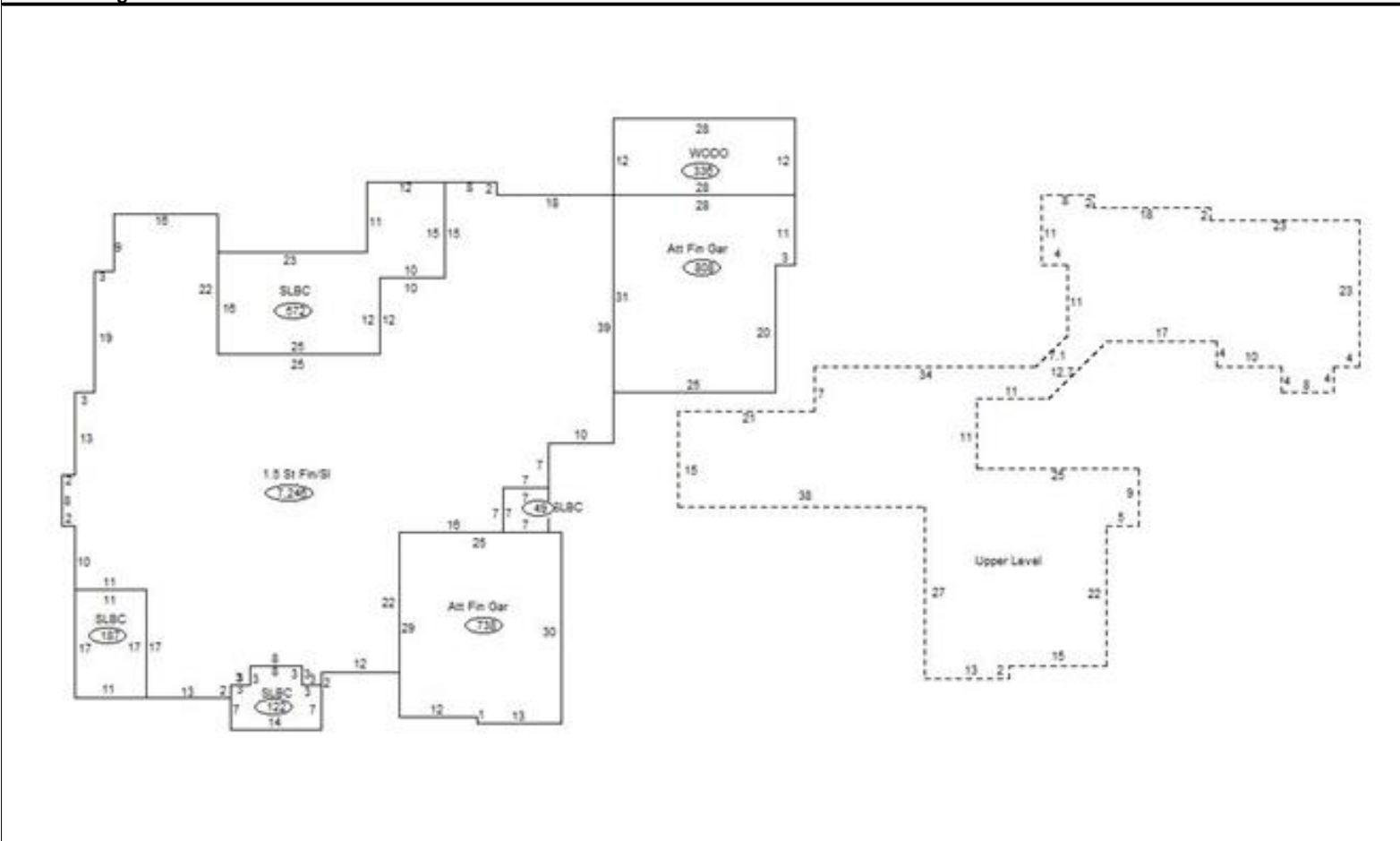
Date 04/18/2026

Time 06:41:32

Page 3

Sketch Image

660092727



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	4,323	1.676	7,246
2	G	5		20	Att Fin Gar	808	1.000	808
3	G	5		20	Att Fin Gar	738	1.000	738
4	M	PRCH		20	SLBC	49	1.000	49
5	M	PRCH		20	SLBC	187	1.000	187
6	M	PRCH		20	SLBC	122	1.000	122
7	M	PRCH		20	SLBC	572	1.000	572
8	U	^UL	Overhang	20	Upper Level	2,923	1.000	2,923
9	M	WODO		20	WODO	336	1.000	336
Total Building Area						4,323		7,246



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:41:32
Page 4

660092727

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		618
	Qual 4	Cond 4	Year 2022	Eff Age 2		

0

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (55.62 x 618)	34,373		34,373	3,437	30,936

ODRK	ODRK		0x0x0		1
Qual 3	Cond 3	Year 0	Eff Age 1520		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (3,100.00 x 1)	3,100		3,100	2,480	620