



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:40:44
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660092729 Parcel ID 000000-00-0-00065-001-0012 Cadastral ID 01-20-14-00310 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 318000 BROWN, WILLIAM E & ANGELA L 17866 ANTHEM RIDGE DR OWASSO OK 74055-0000 Parcel Location Situs 17866 E ANTHEM RIDGE RD Subdivision BLUFFS AT STONE CANYON (THE) Lot/Block 0012 / 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\2021-7-23\IMG_002I 7/26/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.23863742 -95.77774440 LOT 12 BLOCK 1 THE BLUFFS AT STONE CANYON																																																																																																																									
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Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.218	
Topography		
Street Access		
Utilities		
Amenities	GATE/BLUFFS	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,057.00 x 5.93 = 314,417	
Factor Value		
Adjustments	1.0000	
Lot Value	314,417	

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	7.5 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	7,279 / 11,306
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	7,279
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,768 Attached Garage - Finished
Remodel	
Year/Eff Age	2017 / 4



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-23\IMG_002I 7/26/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	2,519,165	222.82	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	2,437,620 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	2,919,208		
Lot Value	314,417		
Indicated Value	3,233,625	286.01	Per SqFt
Agland Value			
Site Improvements	204,983		
Total Value	3,438,608	304.14	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	198.31	Total Misc Impr	+ 117,682				
Roofing Adj	+ 5.36	Garage Cost	+ 393,681				
Subfloor Adj	+ -15.80	Total RCN	= 2,978,784				
Heat/Cool Adj	+ 25.66	Depreciation (2%)	- 59,576				
Plumbing Adj	+ 4.71	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 2,919,208				
Adj Base Cost	= 218.24	Lot Value	+ 314,417				
Total Area	x 11,306	Indicated Value	= 3,233,625				
Adjusted Cost	= 2,467,421	Value Per SqFt	286.01				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		4	4	9,658.49		38,634
PRCH	SLAB PORCH - COVERED	134597	1636		1,636	41.14		67,305
PRCH	SLAB PORCH - COVERED	134599	259		259	45.34		11,743



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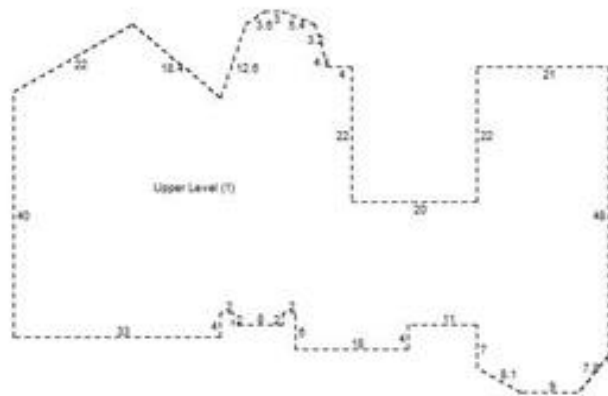
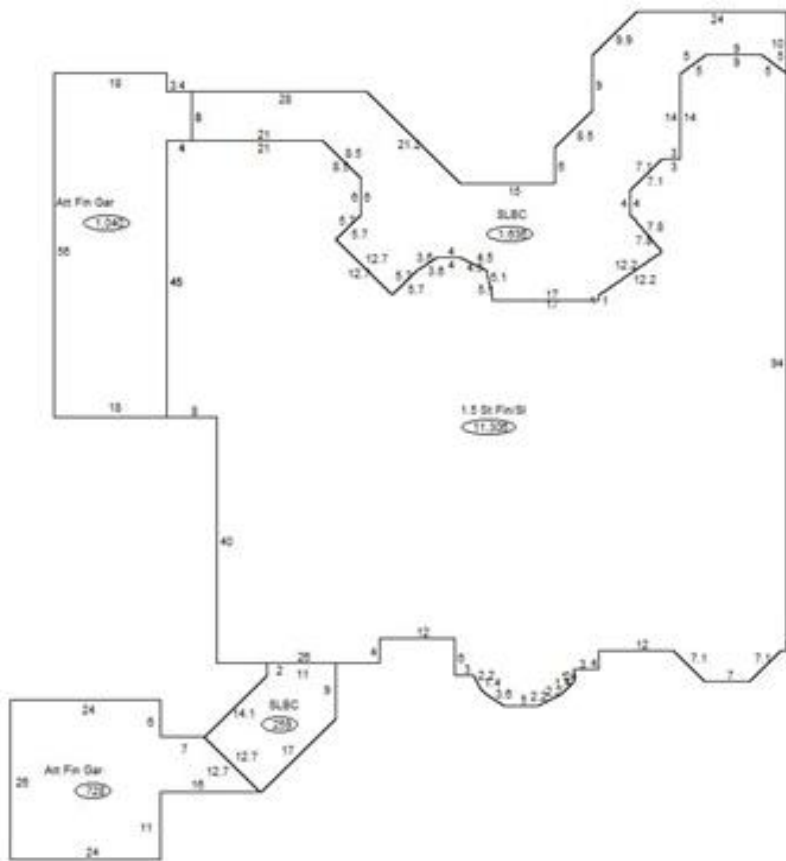
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Sketch Image

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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	1.5 St Fin/SI	7,279	1.553	11,306
2	G	5		20	Att Fin Gar	1,040	1.000	1,040
3	M	PRCH		20	SLBC	1,636	1.000	1,636
4	U	^UL		20	Upper Level (1)	4,027	1.000	4,027
5	M	PRCH		20	SLBC	259	1.000	259
6	G	5		20	Att Fin Gar	728	1.000	728
Total Building Area						7,279		11,306



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		980
	Qual 6	Cond 6	Year 2017	Eff Age 3		
			0			
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (65.00 x 980)		63,700	63,700	9,555		54,145
PLHR		Pool House - Residential	0x0x0	Concrete	Composition Shingle	1,034
Qual 6		Cond 6	Year 2017	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD
Base Cost (150.39 x 1,034)		155,503	155,503	4,665		150,838