



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																			
<b>Account</b> 660092732 <b>Parcel ID</b> 000000-00-0-00065-001-0015 <b>Cadastral ID</b> 01-20-14-00340 <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> 332642 CASH, TODD C & DONNA G  17764 E ANTHEM RIDGE RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17764 E ANTHEM RIDGE RD <b>Subdivision</b> BLUFFS AT STONE CANYON (THE) <b>Lot/Block</b> 0015 / 0001 Parcel Size 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					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-23\IMG_002' 7/26/2021</p>																			
<b>Legal Description</b> Lat/Long: 36.23915039 -95.77878020																								
LOT 15 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>WP 2014 05 23R16-NEW POOL NO HEAT</td> <td></td> <td>05/2014</td> <td>08/2015</td> <td>52,000</td> </tr> <tr> <td>R2013 10 18 R16-NEW 5877 SQ FT SFR</td> <td></td> <td>10/2013</td> <td>08/2015</td> <td>800,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP 2014 05 23R16-NEW POOL NO HEAT		05/2014	08/2015	52,000	R2013 10 18 R16-NEW 5877 SQ FT SFR		10/2013	08/2015	800,000
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<b>Exemptions</b>					<b>Sale History</b>																			
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>															
H	Homestead	Yes	1,000	1,000	/	DIERINZO, DAVID D &	10/12/2020	1,600,000	YES															
H	Homestead	No	1,000		2349/897	C.A.B.O. DEVELOPMENT COMPANY LI	08/15/2013	275,000	YES															
<b>Parcel Valuation</b>																								
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>															
Remove Cap	2021		Land Value 249,550	249,550	11%	27,451	Assessed	163,219	15,988.93															
Year Frozen	0		Improvements 1,304,027	1,234,253		135,768	Penalty	0																
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00															
TIF Project ID	0		<b>Total Value</b> 1,553,577	1,483,803		163,219	<b>Total Taxable</b>	162,219	15,891.00															
<b>Assessment History</b>																								
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>															
2025	2025-660092732	CASH, TODD C &			3	1,440,586	1000	157,465	15,425.00															
2024	2024-660092732	CASH, TODD C &			3	1,508,729	1000	164,961	15,848.00															
2023	2023-660092732	CASH, TODD C &			3	1,469,144	1000	160,606	15,050.00															
2022	2022-660092732	CASH, TODD C &			3	1,461,617	0	160,778	15,751.00															
2021	2021-660092732	CASH, TODD C &			3	1,540,939	0	169,503	16,398.00															
2020	2020-660092732	DIERINZO, DAVID D &			3	1,155,270	1000	125,054	12,080.00															
2019	2019-660092732	DIERINZO, DAVID D &			3	1,112,565	1000	121,382	11,734.00															
2018	2018-660092732	DIERINZO, DAVID D &			3	1,129,626	1000	119,734	11,145.00															
2017	2017-660092732	DIERINZO, DAVID D &			3	1,121,390	1000	116,218	10,931.00															
2016	2016-660092732	DIERINZO, DAVID D &			3	1,034,579	1000	112,804	10,620.00															
2015	2015-660092732	DIERINZO, DAVID D &			3	275,000	0	30,250	2,869.00															
2014	2014-660092732	DIERINZO, DAVID D &			3	275,000	0	30,250	2,896.00															
2013	2013-660092732	DIERINZO, DAVID D &			3	497	0	55	5.00															




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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> 0.8184 <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> 35,650.00 x 7.00 = 249,550 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 249,550		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-23\IMG_002' 7/26/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	6 - Excellent
<b>Quality</b>	6.5 - Excellent
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Veneer, Stone
<b>Base/Total Area</b>	4,489 / 6,331
<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>	4,489
<b>Fixture/RghIn</b>	22 /
<b>Bed/F/H Bath</b>	5 / 6.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,230 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2015 / 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>	1,227,117 193.83 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>	1,572,310 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	1,267,991
<b>Lot Value</b>	249,550
<b>Indicated Value</b>	1,517,541 239.70 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	36,036
<b>Total Value</b>	1,553,577 245.39 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	139.14	<b>Total Misc Impr</b>	+ 86,340
<b>Roofing Adj</b>	+ 5.34	<b>Garage Cost</b>	+ 162,704
<b>Subfloor Adj</b>	+ -8.96	<b>Total RCN</b>	= 1,307,207
<b>Heat/Cool Adj</b>	+ 22.94	<b>Depreciation ( 3%)</b>	- 39,216
<b>Plumbing Adj</b>	+ 8.68	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 1,267,991
<b>Adj Base Cost</b>	= 167.14	<b>Lot Value</b>	+ 249,550
<b>Total Area</b>	x 6,331	<b>Indicated Value</b>	= 1,517,541
<b>Adjusted Cost</b>	= 1,058,163	<b>Value Per SqFt</b>	239.70

### 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
PRCH	SLAB PORCH - COVERED	123749		154	154	46.22		7,118
PRCH	SLAB PORCH - COVERED	123750	16x16		256	45.37		11,615
GRAT	Garage - Attached	123751	24x14		336	96.20		32,323
PRCH	SLAB PORCH - COVERED	123752	584		584	43.88		25,626



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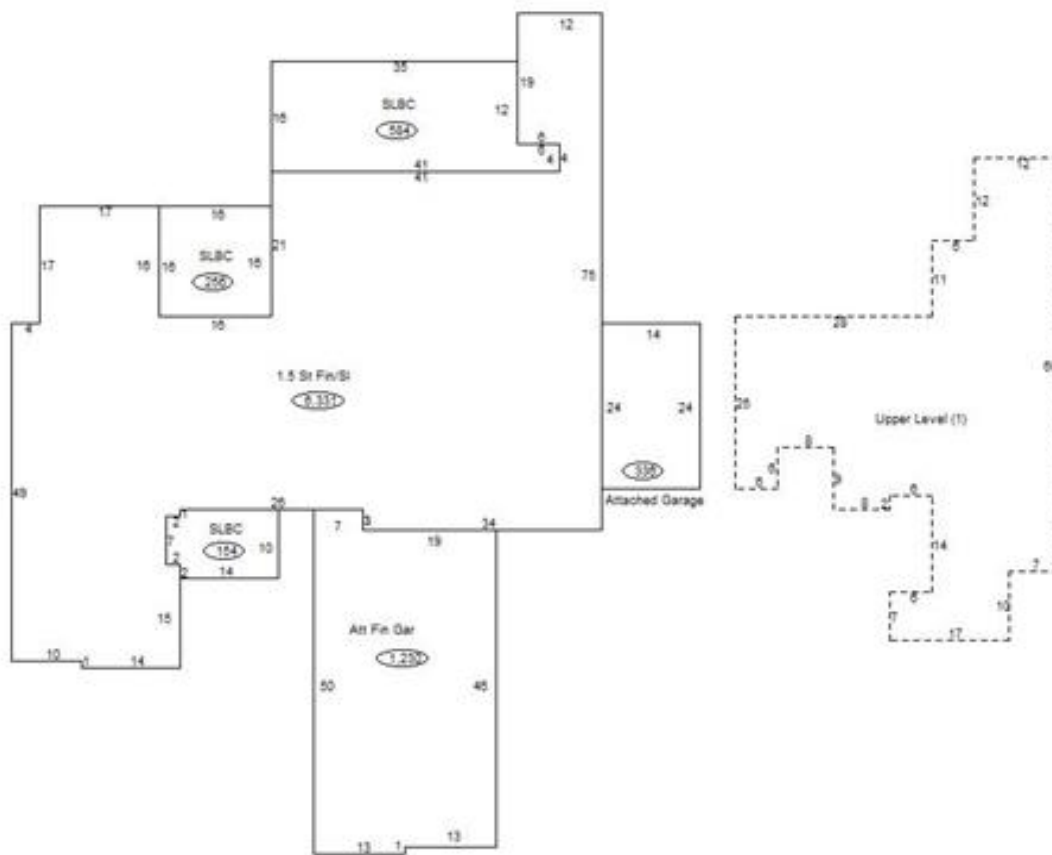
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### Sketch Image

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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	4,489	1.410	6,331
2	U	^UL		20	Upper Level (1)	1,842	1.000	1,842
3	G	5		20	Att Fin Gar	1,230	1.000	1,230
4	M	PRCH		20	SLBC	154	1.000	154
5	M	PRCH		20	SLBC	256	1.000	256
6	G	1		20	Attached Garage	336	1.000	336
7	M	PRCH		20	SLBC	584	1.000	584
<b>Total Building Area</b>						<b>4,489</b>		<b>6,331</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	50x18x0	Concrete		900
	Qual 5	Cond 5	Year 2015	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
Base Cost (54.85 x 900)	49,365	49,365	13,329	36,036