




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 660092735 Parcel ID 000000-00-0-00065-003-0001 Cadastral ID 01-20-14-00370 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344907 WILEY, CHRISTIAN 18203 E ANTHEM RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 18203 E ANTHEM RIDGE RD Subdivision BLUFFS AT STONE CANYON (THE) Lot/Block 0001 / 0003 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_003! 7/26/2021</p>																			
Legal Description Lat/Long: 36.24011003 -95.77485342																								
LOT 1 BLOCK 3 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>P19 000009</td> <td>R20- NEW POOL</td> <td>02/2019</td> <td>09/2019</td> <td>125,000</td> </tr> <tr> <td>R2015 10 24</td> <td>R17-NEW 6411 SQ FT SFR</td> <td>10/2015</td> <td>07/2016</td> <td>1,100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P19 000009	R20- NEW POOL	02/2019	09/2019	125,000	R2015 10 24	R17-NEW 6411 SQ FT SFR	10/2015	07/2016	1,100,000
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P19 000009	R20- NEW POOL	02/2019	09/2019	125,000																				
R2015 10 24	R17-NEW 6411 SQ FT SFR	10/2015	07/2016	1,100,000																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
HV	Veteran	Yes	999,999	205,073	/	FOSTER, BRANDON	07/25/2024	1,810,000	YES															
					2601/838	IRONWOOD CUSTOM HOMES LLC	12/08/2016	1,600,000	YES															
					2506/419	C.A.B.O. DEVELOPMENT COMPANY LI	10/19/2015	165,000	15															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax															
Remove Cap	2025		Land Value	378,749	378,749	11%	41,662	Assessed	205,073															
Year Frozen	0		Improvements	1,502,539	1,485,551		163,411	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	205,073															
TIF Project ID	0		Total Value	1,881,288	1,864,300		205,073	Total Taxable	0															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660092735	WILEY, CHRISTIAN			3	1,810,000	199099		.00															
2024	2024-660092735	WILEY, CHRISTIAN			3	1,591,862	0	175,105	16,822.00															
2023	2023-660092735	FOSTER, BRANDON			3	1,680,716	0	184,879	17,325.00															
2022	2022-660092735	FOSTER, BRANDON			3	1,671,617	0	183,878	18,015.00															
2021	2021-660092735	FOSTER, BRANDON			3	1,680,834	0	184,892	17,886.00															
2020	2020-660092735	FOSTER, BRANDON			3	1,679,307	0	184,724	17,844.00															
2019	2019-660092735	FOSTER, BRANDON			3	1,600,000	0	176,000	17,014.00															
2018	2018-660092735	FOSTER, BRANDON			3	1,600,000	0	176,000	16,382.00															
2017	2017-660092735	FOSTER, BRANDON			3	1,600,000	0	176,000	16,555.00															
2016	2016-660092735	IRONWOOD CUSTOM HOMES LLC			3	165,000	0	18,150	1,709.00															
2015	2015-660092735	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00															
2014	2014-660092735	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00															
2013	2013-660092735	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00															




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Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.8544 Topography Street Access Utilities Amenities GATE/BLUFFS 0 0 Method Square-Foot Base Lot Value 37,219.00 x 7.00 = 260,533 Factor Value Adjustments 1.4537 Lot Value 378,749		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-23\IMG_003! 7/26/2021</p>

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	10% Veneer, Stone 90% Frame, Stucco
Base/Total Area	5,386 / 6,776
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,386
Fixture/RghIn	24 /
Bed/F/H Bath	4 / 5.0 / 5.0
Basement Area	
Garage Type	1,232 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 5



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	1,412,603	208.47	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,638,930 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	152.63	Total Misc Impr	+ 64,555				
Roofing Adj	+ 6.23	Garage Cost	+ 204,561				
Subfloor Adj	+ -13.32	Total RCN	= 1,481,749				
Heat/Cool Adj	+ 24.14	Depreciation (3%)	- 44,452				
Plumbing Adj	+ 9.28	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 1,437,297				
Adj Base Cost	= 178.96	Lot Value	+ 378,749				
Total Area	x 6,776	Indicated Value	= 1,816,046				
Adjusted Cost	= 1,212,633	Value Per SqFt	268.01				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,437,297		
Lot Value	378,749		
Indicated Value	1,816,046	268.01	Per SqFt
Agland Value			
Site Improvements	65,242		
Total Value	1,881,288	277.64	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
ODFP	Outdoor Fireplace/Firepit	0		1	1	9,630.41		9,630
ODRK	Outdoor Kitchen	0		1	1	9,500.00		9,500
PRCH	SLAB PORCH - COVERED	131137	305		305	44.92		13,701
PRCH	Porch	131138	168		168	46.13		7,750
PRCH	Porch	131139	100		100	46.57		4,657



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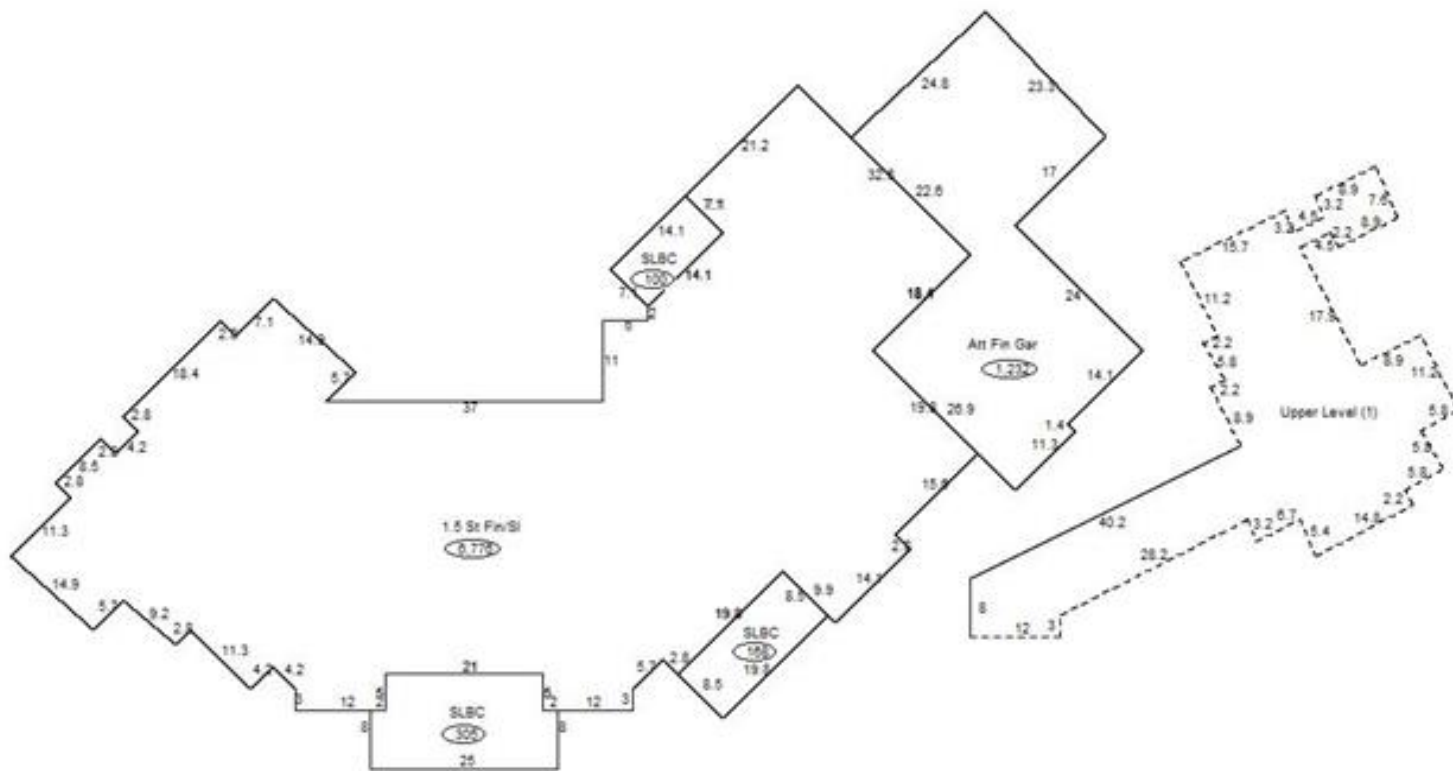
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Sketch Image

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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	5,386	1.258	6,776
2	M	PRCH		20	SLBC	305	1.000	305
3	M	PRCH		20	SLBC	168	1.000	168
4	M	PRCH		20	SLBC	100	1.000	100
5	U	^UL		20	Upper Level (1)	1,390	1.000	1,390
6	G	5		20	Att Fin Gar	1,232	1.000	1,232
Total Building Area						5,386		6,776



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	40x25x0	Concrete		1,000
	Qual 6	Cond 6	Year 2019	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (64.94 x 1,000)	64,940		64,940	6,494	58,446

	PATC	Patio - Covered	32x15x8	Concrete	Composition Shingle	480
	Qual 4	Cond 4	Year 2019	Eff Age 4		

Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
Base Cost (17.92 x 480)	8,602		8,602	1,806	6,796