



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:41:02
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Assessment Data					Primary Image																																																																																																																				
Account 660092738 Parcel ID 000000-00-0-00065-003-0004 Cadastral ID 01-20-14-00400 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 304283 KIRKPATRICK, ROBERT & CINDY 18025 ANTHEM RIDGE RD OWASSO OK 74055-8269																																																																																																																									
Parcel Location Situs 18025 E ANTHEM RIDGE RD Subdivision BLUFFS AT STONE CANYON (THE) Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.23956951 -95.77615208					Building Permits																																																																																																																				
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Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.8503	
Topography		
Street Access		
Utilities		
Amenities	GATE/BLUFFS	
Method	Square-Foot	
Base Lot Value	37,041.00 x 7.00 = 259,287	
Factor Value		
Adjustments	1.0000	
Lot Value	259,287	

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	40% Veneer, Stone 60% Frame, Stucco
Base/Total Area	3,731 / 5,858
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,731
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,450 Attached Garage - Finished
Remodel	
Year/Eff Age	2011 / 7



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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	1,246,089	212.72	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,475,180 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	137.92	Total Misc Impr	+	69,164	
Roofing Adj	+ 4.92	Garage Cost	+	191,806	
Subfloor Adj	+ -8.31	Total RCN	=	1,226,193	
Heat/Cool Adj	+ 22.94	Depreciation (4%)	-	49,048	
Plumbing Adj	+ 7.30	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	1,177,145	
Adj Base Cost	= 164.77	Lot Value	+	259,287	
Total Area	x 5,858	Indicated Value	=	1,436,432	
Adjusted Cost	= 965,223	Value Per SqFt		245.21	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,177,145		
Lot Value	259,287		
Indicated Value	1,436,432	245.21	Per SqFt
Agland Value			
Site Improvements	117,955		
Total Value	1,554,387	265.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112128	738		738	43.19		31,874
PRCH	Porch	112131	666		666	43.48		28,958
PRCH	SLAB PORCH - COVERED	112132	18x4		72	46.75		3,366
PRCH	SLAB PORCH - COVERED	112133	11x6		66	46.79		3,088
PRCH	SLAB PORCH - COVERED	112134	8x5		40	46.96		1,878



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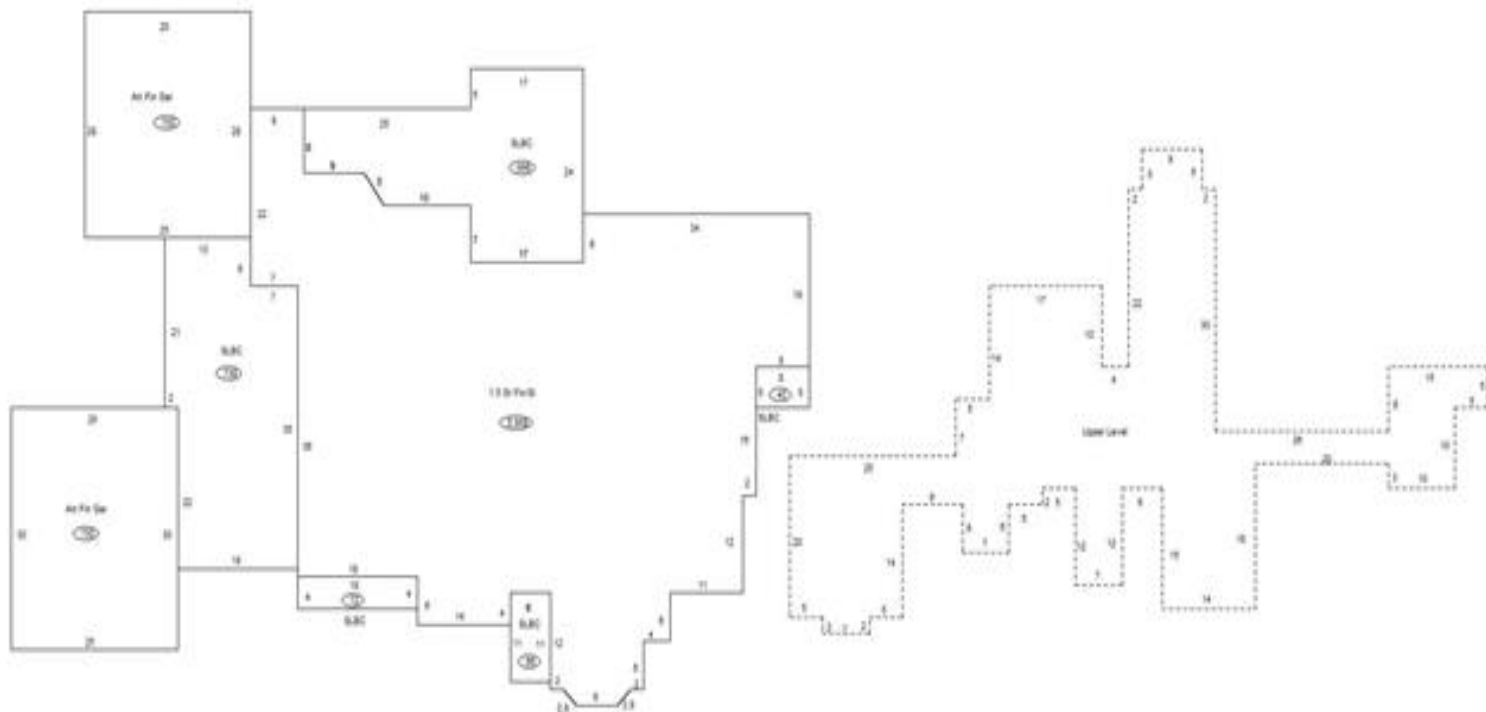
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,731	1.570	5,858
2	U	^UL	Overhang	13	Upper Level	2,127	1.000	2,127
3	M	PRCH		13	SLBC	738	1.000	738
4	G	5		13	Att Fin Gar	700	1.000	700
5	G	5		13	Att Fin Gar	750	1.000	750
6	M	PRCH		13	SLBC	666	1.000	666
7	M	PRCH		13	SLBC	72	1.000	72
8	M	PRCH		13	SLBC	66	1.000	66
9	M	PRCH		13	SLBC	40	1.000	40
Total Building Area						3,731		5,858



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	38x18x0	Concrete		684
	Qual 5	Cond 5	Year 2012	Eff Age 6		

Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (57.66 x 684)	39,439		39,439	13,015	26,424

PLHR	Pool House - Residential	32x18x10	Concrete	Composition Shingle	576
Qual 6	Cond 6	Year 2012	Eff Age 4		

Valuation Summary		Modifier Total	RCN	Depr (4% Phys/ % Func)	RCNLD
Base Cost (165.53 x 576)	95,345		95,345	3,814	91,531