



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:41:04
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Assessment Data					Primary Image																																																																																																																				
Account 660092739 Parcel ID 000000-00-0-00065-003-0005 Cadastral ID 01-20-14-00410 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 330029 TREAT, CHRISTOPHER M & CHRISTINA M 17937 E ANTHEM RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 17937 E ANTHEM RIDGE RD Subdivision BLUFFS AT STONE CANYON (THE) Lot/Block 0005 / 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_007! 7/26/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.23966794 -95.77670532 LOT 5 BLOCK 3 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 0.7652 Topography Street Access Utilities Amenities GATE/BLUFFS 0 0 Method Square-Foot Base Lot Value 33,332.00 x 7.00 = 233,324 Factor Value Adjustments 1.0000 Lot Value 233,324		

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	20% Veneer, Stone 80% Frame, Siding, Wood
Base/Total Area	4,943 / 6,593
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,943
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 5.0 /
Basement Area	
Garage Type	571 Attached Garage - Finished
Remodel	
Year/Eff Age	2014 / 5



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	1,280,888	194.28	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,509,340 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	154.01	Total Misc Impr	+ 61,573				
Roofing Adj	+ 5.88	Garage Cost	+ 98,440				
Subfloor Adj	+ -12.59	Total RCN	= 1,348,006				
Heat/Cool Adj	+ 24.14	Depreciation (3%)	- 40,440				
Plumbing Adj	+ 8.75	Lump Sums	+ 33,082				
Basement Adj	+ 0.00	RCNLD	= 1,340,648				
Adj Base Cost	= 180.19	Lot Value	+ 233,324				
Total Area	x 6,593	Indicated Value	= 1,573,972				
Adjusted Cost	= 1,187,993	Value Per SqFt	238.73				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,340,648		
Lot Value	233,324		
Indicated Value	1,573,972	238.73	Per SqFt
Agland Value			
Site Improvements	27,920		
Total Value	1,601,892	242.97	Total Value Per SqFt

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
ODFP	Outdoor Fireplace/Firepit	0		1	1	9,630.41		9,630
PRCH	Porch	121714	12x5		60	46.83		2,810
CPDT	Carport - Detached	121715	267		267	17.83		4,761
GRDT	Garage - Detached	121716	473		473	69.94		33,082
PRCH	SLAB PORCH - COVERED	121717	180		180	46.05		8,289
PRCH	SLAB PORCH - COVERED	121718	376		376	44.69		16,803
PRCH	Porch	121719	21x10		210	45.82		9,622



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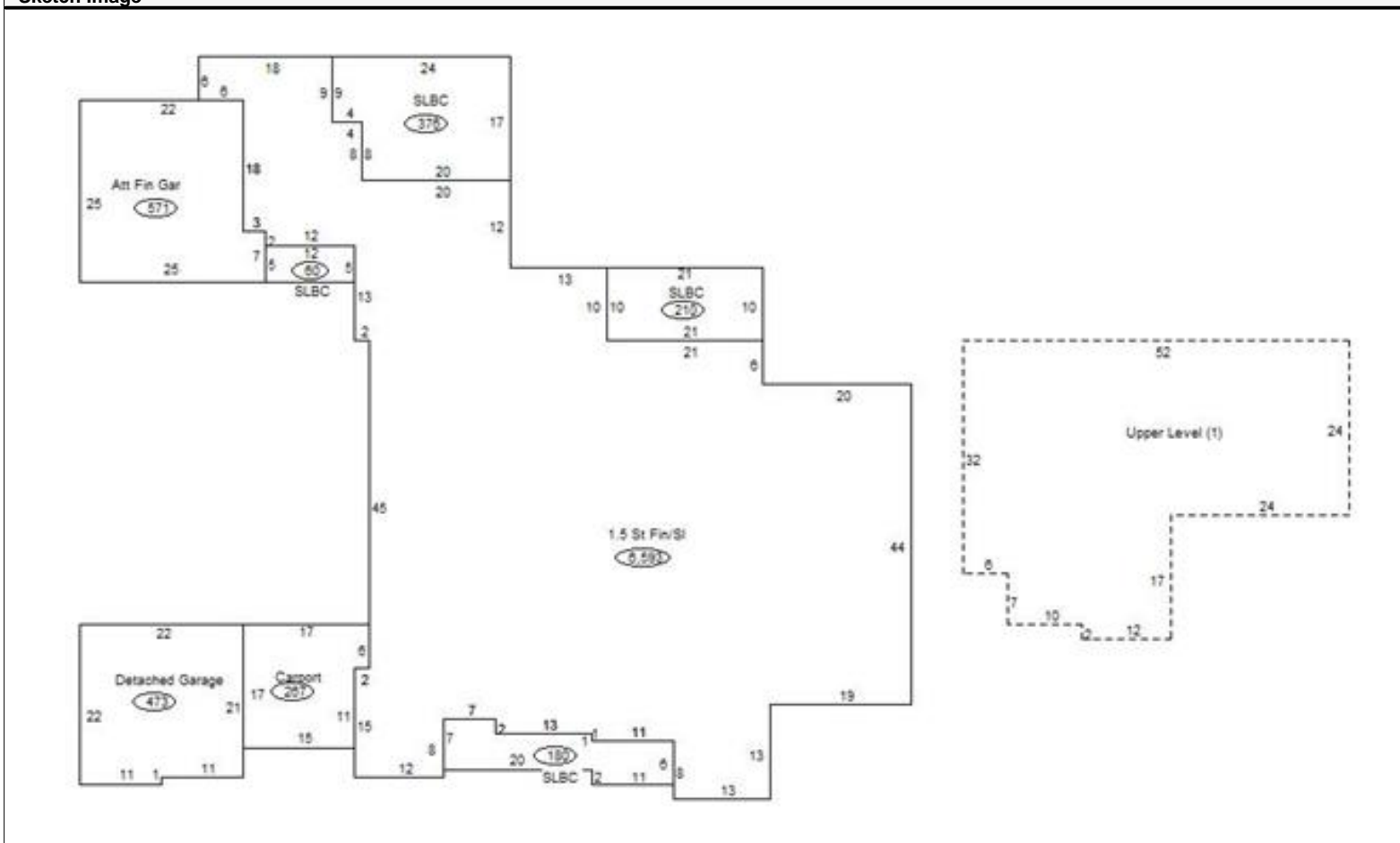
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Sketch Image

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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/Sl	4,943	1.334	6,593
2	U	^UL		20	Upper Level (1)	1,650	1.000	1,650
3	G	5		20	Att Fin Gar	571	1.000	571
4	M	PRCH		20	SLBC	60	1.000	60
5	M	CPDT		20	Carport	267	1.000	267
6	G	2		20	Detached Garage	473	1.000	473
7	M	PRCH		20	SLBC	180	1.000	180
8	M	PRCH		20	SLBC	376	1.000	376
9	M	PRCH		20	SLBC	210	1.000	210
Total Building Area						4,943		6,593



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	36x16x0	Concrete		576
	Qual 5	Cond 5	Year 2017	Eff Age 4		

Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
Base Cost (59.24 x 576)	34,122		34,122	7,166	26,956

ODRK	ODRK		0x0x0			1
Qual 4	Cond 4	Year 0	Eff Age 1216			

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4,820.00 x 1)	4,820		4,820	3,856	964