




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 660092742 Parcel ID 000000-00-0-00065-004-0001 Cadastral ID 01-20-14-00440 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 327358 CAMPBELL, DAVID W & SHELLY J 17789 ANTHEM RIDGE RD OWASSO OK 74055-8292 Parcel Location Situs 17789 E ANTHEM RIDGE RD Subdivision BLUFFS AT STONE CANYON (THE) Lot/Block 0001 / 0004 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_009 7/26/2021</p>														
Legal Description Lat/Long: 36.23998539 -95.77840568																			
LOT 1 BLOCK 4 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>R2012 0214</td> <td>R13-NEW 4893 SQ FT SFR</td> <td>02/2012</td> <td>06/2012</td> <td>585,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2012 0214	R13-NEW 4893 SQ FT SFR	02/2012	06/2012	585,000
Number	Description	Opened	Closed	Amount															
R2012 0214	R13-NEW 4893 SQ FT SFR	02/2012	06/2012	585,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	HART, THOMAS MARVIN & T LYNN	04/17/2019	842,670	YES										
					2285/438	IRONWOOD CUSTOM HOMES LLC	11/08/2012	865,000	YES										
					2226/795	C.A.B.O. DEVELOPMENT COMPANY LI	02/16/2012	155,000	17										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2020		Land Value 231,959	219,512	11%	24,146	Assessed	108,212	10,600.45										
Year Frozen	0		Improvements 837,222	764,237		84,066	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 1,069,181	983,749		108,212	Total Taxable	107,212	10,502.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660092742	CAMPBELL, DAVID W &			3	994,195	1000	104,061	10,194.00										
2024	2024-660092742	CAMPBELL, DAVID W &			3	969,721	1000	101,000	9,703.00										
2023	2023-660092742	CAMPBELL, DAVID W &			3	906,899	1000	98,030	9,186.00										
2022	2022-660092742	CAMPBELL, DAVID W &			3	874,050	1000	95,146	9,321.00										
2021	2021-660092742	CAMPBELL, DAVID W &			3	850,222	0	93,524	9,048.00										
2020	2020-660092742	CAMPBELL, DAVID W &			3	844,475	0	92,892	8,973.00										
2019	2019-660092742	CAMPBELL, DAVID W &			3	873,650	1000	95,102	9,194.00										
2018	2018-660092742	HART, THOMAS MARVIN & T LYNN			3	873,650	1000	95,102	8,852.00										
2017	2017-660092742	HART, THOMAS MARVIN & T LYNN			3	865,000	1000	94,150	8,856.00										
2016	2016-660092742	HART, THOMAS MARVIN & T LYNN			3	865,000	1000	94,150	8,864.00										
2015	2015-660092742	HART, THOMAS MARVIN & T LYNN			3	865,000	1000	94,150	8,928.00										
2014	2014-660092742	HART, THOMAS MARVIN & T LYNN			3	865,000	1000	94,150	9,012.00										
2013	2013-660092742	HART, THOMAS MARVIN & T LYNN			3	865,000	1000	94,150	8,820.00										




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Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.7607 Topography Street Access Utilities Amenities GATE/BLUFFS 0 0 Method Square-Foot Base Lot Value 33,137.00 x 7.00 = 231,959 Factor Value Adjustments 1.0000 Lot Value 231,959		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-23\IMG_009I 7/26/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Stucco
Base/Total Area	3,378 / 4,897
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,378
Fixture/RghIn	24 /
Bed/F/H Bath	4 / 5.0 /
Basement Area	
Garage Type	930 Attached Garage - Finished
Remodel	
Year/Eff Age	2012 / 6



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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	869,991	177.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,095,570		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	837,222		
Lot Value	231,959		
Indicated Value	1,069,181	218.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,069,181	218.33	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.86	Total Misc Impr	+ 52,381				
Roofing Adj	+ 5.13	Garage Cost	+ 94,107				
Subfloor Adj	+ -5.95	Total RCN	= 863,115				
Heat/Cool Adj	+ 21.74	Depreciation (3%)	- 25,893				
Plumbing Adj	+ 11.56	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 837,222				
Adj Base Cost	= 146.34	Lot Value	+ 231,959				
Total Area	x 4,897	Indicated Value	= 1,069,181				
Adjusted Cost	= 716,627	Value Per SqFt	218.33				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	2012	1	9,658.49	9,658
PRCH	SLAB PORCH - COVERED	116054	135			135	46.34	6,256
PRCH	SLAB PORCH - COVERED	116055	827			827	42.90	35,478
PRCH	SLAB PORCH - COVERED	116056	7x3			21	47.08	989



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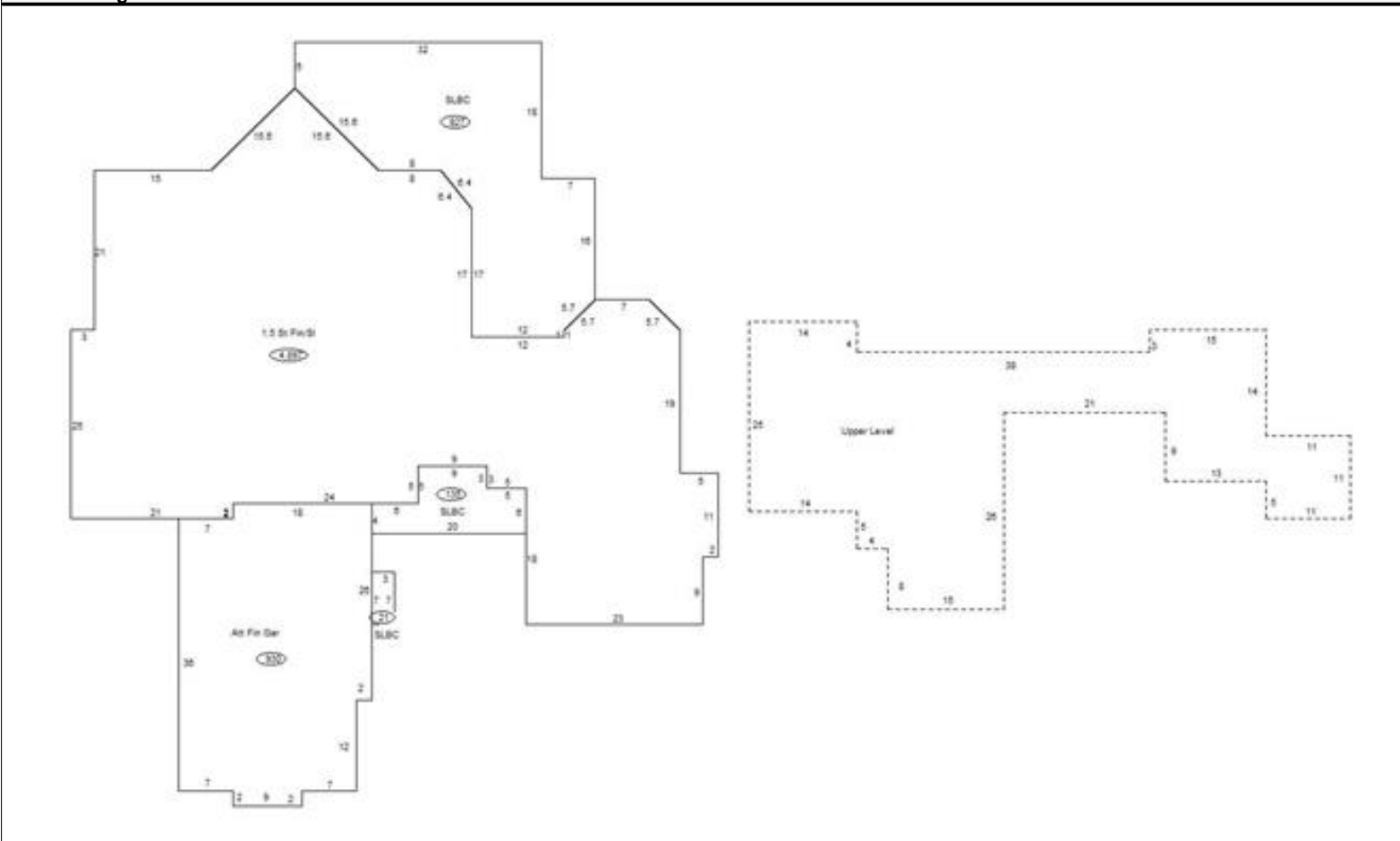
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Sketch Image

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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	3,378	1.450	4,897
2	U	^UL		13	Upper Level	1,519	1.000	1,519
3	G	5		13	Att Fin Gar	930	1.000	930
4	M	PRCH		13	SLBC	135	1.000	135
5	M	PRCH		13	SLBC	827	1.000	827
6	M	PRCH		13	SLBC	21	1.000	21
Total Building Area						3,378		4,897