



# 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	660099836				<p>660099836 09/10/25</p> <p>660099836_003.JPG 9/18/2025</p>									
Parcel ID	0000000-00-000068-007-0006													
Cadastral ID	02-20-14-01190													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 3												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	329417													
FEIGHNER, TODD L & MONA L														
17537 ANTHEM RIDGE RD OWASSO OK 74055-0000														
Parcel Location														
Situs	17537 E ANTHEM RIDGE RD													
Subdivision	BLUFFS AT STONE CANYON PHASE III (THE)													
Lot/Block	0006 / 0007	Parcel Size 1 - Lots												
Sec/Twn/Rng	2 / 20 / 14 / 5													
Neighborhood	1218 - R-V01-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.24030857 -95.78121507														
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>R19 000078</td> <td>R20- NEW 4052 SQ FT SFR</td> <td>03/2019</td> <td>11/2019</td> <td>365,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 000078	R20- NEW 4052 SQ FT SFR	03/2019	11/2019	365,000
Number	Description	Opened	Closed	Amount										
R19 000078	R20- NEW 4052 SQ FT SFR	03/2019	11/2019	365,000										
LOT 6 BLOCK 7 THE BLUFFS AT STONE CANYON PHASE III														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	11/15/2019	680,000	YES					
					/	C.A.B.O. DEVELOPMENT COMPANY LI	04/17/2019	175,000	15					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2020	Land Value	229,488	200,096	11%	22,011	Assessed	88,218	8,641.84					
Year Frozen		Improvements	646,124	601,882		66,207	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	875,612	801,978		88,218	Total Taxable	87,218	8,544.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660099836	FEIGHNER, TODD L &			3	841,251	1000	84,648	8,292.00					
2024	2024-660099836	FEIGHNER, TODD L &			3	848,351	1000	82,154	7,893.00					
2023	2023-660099836	FEIGHNER, TODD L &			3	767,722	1000	79,732	7,472.00					
2022	2022-660099836	FEIGHNER, TODD L &			3	751,497	1000	77,380	7,581.00					
2021	2021-660099836	FEIGHNER, TODD L &			3	691,796	1000	75,097	7,265.00					
2020	2020-660099836	FEIGHNER, TODD L &			3	682,004	1000	74,020	7,150.00					
2019	2019-660099836	EXECUTIVE HOMES LLC			3	4,559	0	501	48.00					
2018	2018-660099836	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	47.00					
2017	2017-660099836	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	47.00					



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Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.7526	
Topography		
Street Access		
Utilities		
Amenities	GATE/BLUFFS 0	
	0	
Method	Square-Foot	
Base Lot Value	32,784.00 x 7.00 = 229,488	
Factor Value		
Adjustments	1.0000	
Lot Value	229,488	

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	4,272 / 4,272
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,272
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	714 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	667,954 156.36 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	881,440 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	116.05	Total Misc Impr	+ 22,613				
Roofing Adj	+ 6.13	Garage Cost	+ 46,067				
Subfloor Adj	+ -4.17	Total RCN	= 680,131				
Heat/Cool Adj	+ 18.45	Depreciation ( 5%)	- 34,007				
Plumbing Adj	+ 6.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 646,124				
Adj Base Cost	= 143.13	Lot Value	+ 229,488				
Total Area	x 4,272	Indicated Value	= 875,612				
Adjusted Cost	= 611,451	Value Per SqFt	204.97				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	646,124
Lot Value	229,488
Indicated Value	875,612 204.97 Per SqFt
Agland Value	
Site Improvements	
Total Value	875,612 204.97 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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	143810	362		362	35.71		12,927
PRCH	SLAB PORCH - COVERED	143811	8x5		40	37.20		1,488



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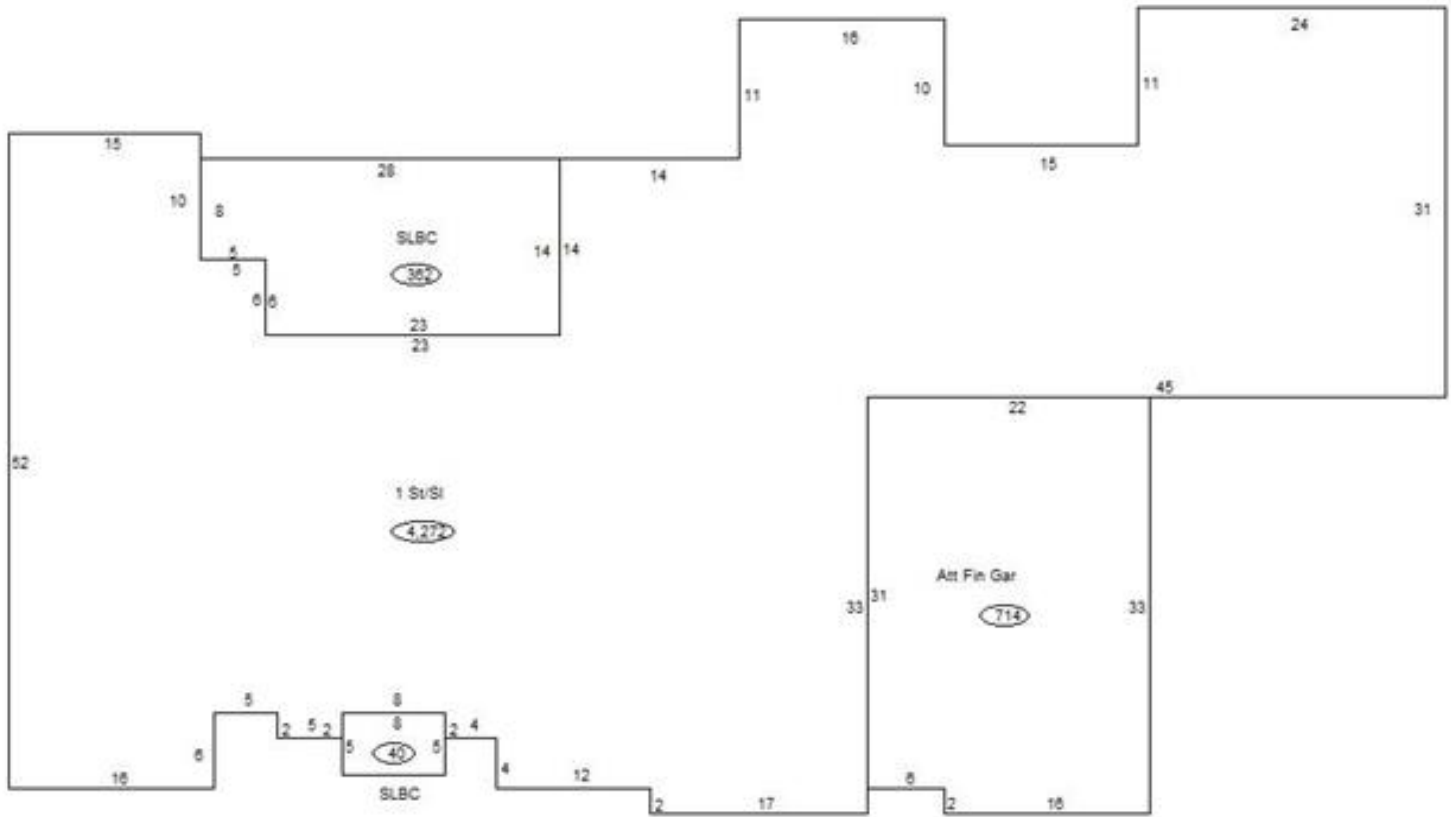
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Sketch Image

660099836



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	4,272	1.000	4,272
2	G	5		13	Att Fin Gar	714	1.000	714
3	M	PRCH		13	SLBC	362	1.000	362
4	M	PRCH		13	SLBC	40	1.000	40
<b>Total Building Area</b>						<b>4,272</b>		<b>4,272</b>