



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:25:12
Page 1

Assessment Data					Primary Image																																																																																				
Account 660099837 Parcel ID 0000000-00-000068-007-0007 Cadastral ID 02-20-14-01200 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347829 BIRCH COMPANY LLC 6400 S LEWIS AVE #200 TULSA OK 74136-0000 Parcel Location Situs 17575 E ANTHEM RIDGE RD Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0007 / 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 Lot/Long: 36.23987541 -95.78122116																																																																																									
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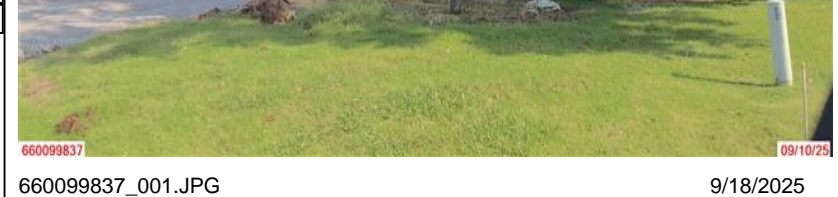
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Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.7531	
Topography		
Street Access		
Utilities		
Amenities	GATE/BLUFFS 0	
	0	
Method	Square-Foot	
Base Lot Value	32,806.00 x 7.00 = 229,642	
Factor Value		
Adjustments	0.8274	
Lot Value	190,006	

Residential Data	
Type	
Condition	6 - Excellent
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area /	
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn /	
Bed/F/H Bath / /	
Basement Area	
Garage Type	
Remodel	
Year/Eff Age /	



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 190,006
Total Area	x	Indicated Value	= 190,006
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	190,006		
Indicated Value	190,006	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	190,006	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value