



# 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	660099840								
Parcel ID	0000000-00-000068-008-0003								
Cadastral ID	02-20-14-01220								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	336752								
KELTNER HOMES LLC									
10521 N 161ST E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	17530 E ANTHEM RIDGE RD								
Subdivision	BLUFFS AT STONE CANYON PHASE III (THE)								
Lot/Block	0003 / 0008	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: 36.24029644 -95.78199501									
Building Permits									
LOT 3 BLOCK 8 THE BLUFFS AT STONE CANYON PHASE III									
Number	Description	Opened	Closed	Amount					
R22 466	R23 NEW SFR 6065 SQ FT	11/2022	12/2023	900,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	C.A.B.O. DEVELOPMENT COMPANY LI	12/07/2021	175,000	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2022		Land Value	305,059	203,165	11%	Assessed	54,652	5,353.71
Year Frozen			Improvements	1,302,635	293,678		Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	1,607,694	496,843	54,652	Total Taxable	54,652	5,354.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660099840	KELTNER HOMES LLC			3	1,503,604	0	52,050	5,099.00
2024	2024-660099840	KELTNER HOMES LLC			3	750,686	0	49,572	4,762.00
2023	2023-660099840	KELTNER HOMES LLC			3	6,839	0	526	49.00
2022	2022-660099840	KELTNER HOMES LLC			3	4,559	0	501	49.00
2021	2021-660099840	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	48.00
2020	2020-660099840	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	48.00
2019	2019-660099840	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	48.00
2018	2018-660099840	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	47.00
2017	2017-660099840	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	1.0032	
Topography		
Street Access		
Utilities		
Amenities	GATE/BLUFFS	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,699.00 x 6.98 = 305,059	
Factor Value		
Adjustments	1.0000	
Lot Value	305,059	

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	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	4,340 / 6,200
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,340
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 5.0 / 1.0
Basement Area	
Garage Type	964 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2023 / 1



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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	139.55	Total Misc Impr	+ 94,461				
Roofing Adj	+ 5.32	Garage Cost	+ 127,518				
Subfloor Adj	+ -8.90	Total RCN	= 1,252,357				
Heat/Cool Adj	+ 22.94	Depreciation ( 1%)	- 12,524				
Plumbing Adj	+ 7.28	Lump Sums	+ 33,088				
Basement Adj	+ 0.00	RCNLD	= 1,272,921				
Adj Base Cost	= 166.19	Lot Value	+ 305,059				
Total Area	x 6,200	Indicated Value	= 1,577,980				
Adjusted Cost	= 1,030,378	Value Per SqFt	254.51				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,272,921		
Lot Value	305,059		
Indicated Value	1,577,980	254.51	Per SqFt
Agland Value			
Site Improvements	29,714		
Total Value	1,607,694	259.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		3	2023	3	8,933.68	26,801
ODFP	Outdoor Fireplace/Firepit	0		1	2023	1	9,630.41	9,630
PRCH	Porch	159050	121			121	46.43	5,618
PRCH	Porch	159051	745			745	43.17	32,162
PATO	Patio - Open	159052	50x30			1,500	13.50	20,250
GRDT	Garage - Detached	159054	24x20			480	69.63	1% 33,088



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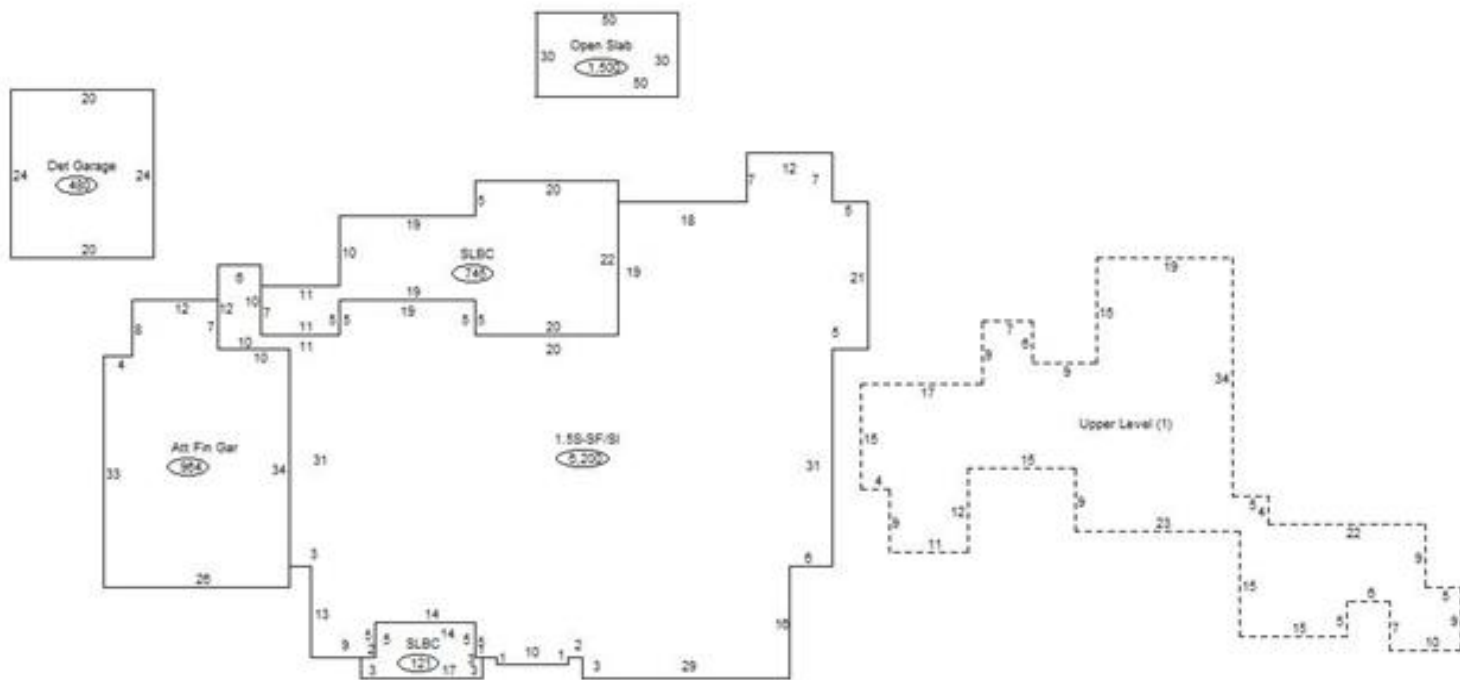
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### Sketch Image

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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	1.5S-SF/SI	4,340	1.429	6,200
2	G	5		20	Att Fin Gar	964	1.000	964
3	M	PRCH		20	SLBC	121	1.000	121
4	M	PRCH		20	SLBC	745	1.000	745
5	M	PATO		50	Open Slab	1,500	1.000	1,500
6	U	^UL		20	Upper Level (1)	1,860	1.000	1,860
7	M	GRDT		20	Det Garage	480	1.000	480
<b>Total Building Area</b>						<b>4,340</b>		<b>6,200</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		590
	Qual	4	Cond 4	Year	Eff Age	2
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (55.96 x 590)	33,016	33,016	3,302	29,714