




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:54:43
Page 1

Assessment Data					Primary Image																																																																																																															
Account 660000727 Parcel ID 000000-00-0-00072-003-0004 Cadastral ID 01-22-15-02140 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 339873 ENCINEAS, ARTHUR ALVIN II 9905 E CANYON RD CLAREMORE OK 74017-0000 Parcel Location Situs 09905 E CANYON RD Subdivision BRIARCLIFF ESTATES Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2018-01-25\IMG_0052.JPG 1/29/2018</p>																																																																																																															
Legal Description Lot/Long: 36.41493934 -95.65300734 LOT 4 BLOCK 3 BRIARCLIFF ESTATES																																																																																																																				
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Date 04/17/2026
Time 01:54:44
Page 2

Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	20380	
Non-Ag Acres	0.5216	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	22,722.00 x 3.15 = 71,574	
Factor Value		
Adjustments	1.1799	
Lot Value	84,452	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,759 / 1,759
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,759
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,160 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	258,009	146.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	248,970		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.07	Total Misc Impr	+	7,734			
Roofing Adj	+ 4.83	Garage Cost	+	34,556			
Subfloor Adj	+ -2.31	Total RCN	=	276,325			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	118,820			
Plumbing Adj	+ 8.82	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	157,505			
Adj Base Cost	= 133.05	Lot Value	+	84,452			
Total Area	x 1,759	Indicated Value	=	241,957			
Adjusted Cost	= 234,035	Value Per SqFt		137.55			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,505		
Lot Value	84,452		
Indicated Value	241,957	137.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	241,957	137.55	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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	2143	20x7		140	11.11		1,555
PRCH	SLAB PORCH - COVERED	2144	7x3		21	26.86		564



Rogers

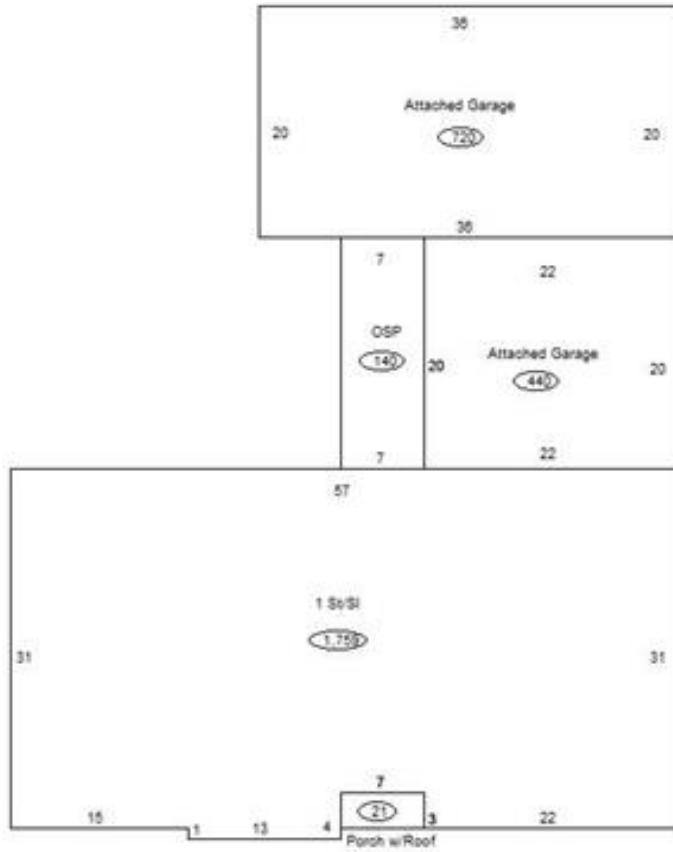
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 Time 01:54:44
 Page 3

Sketch Image

660000727



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,759	1.000	1,759
2	G	1		13	Attached Garage	440	1.000	440
3	G	1		13	Attached Garage	720	1.000	720
4	M	PATO		13	Open Slab	140	1.000	140
5	M	PRCH		13	SLBC	21	1.000	21
Total Building Area						1,759		1,759