



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:09:32  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000742 <b>Parcel ID</b> 000000-00-0-00072-005-0008 <b>Cadastral ID</b> 01-22-15-02290 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 335046 CARINI, RYAN M & JULIE A  9824 E CANYON RD CLAREMORE OK 74017-0765  <b>Parcel Location</b> <b>Situs</b> 09824 E CANYON RD <b>Subdivision</b> BRIARCLIFF ESTATES <b>Lot/Block</b> 0008 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 22 / 15 / 5 <b>Neighborhood</b> 1085 - R-V04-NW SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.41369673 -95.65374797																																																																																																																									
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 22950 <b>Non-Ag Acres</b> 0.5479 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 23,865.00 x 3.15 = 75,175 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 75,175		<p>\\tsclient\T\TOMMY DUNLAP\New folder (34)\IMG_0038.JPG 3/29/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Frame, Siding, Wood 20% Veneer, Stone
<b>Base/Total Area</b>	1,634 / 1,634
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	546 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2006 / 15

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	205,517	125.78	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	1		
<b>Indicated Value</b>	209,610		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.32	<b>Total Misc Impr</b>	+ 10,991				
<b>Roofing Adj</b>	+ 4.44	<b>Garage Cost</b>	+ 14,704				
<b>Subfloor Adj</b>	+ 1.15	<b>Total RCN</b>	= 229,945				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 18%)</b>	- 41,390				
<b>Plumbing Adj</b>	+ 8.62	<b>Lump Sums</b>	+ 1,825				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 190,380				
<b>Adj Base Cost</b>	= 125.00	<b>Lot Value</b>	+ 75,175				
<b>Total Area</b>	x 1,634	<b>Indicated Value</b>	= 265,555				
<b>Adjusted Cost</b>	= 204,250	<b>Value Per SqFt</b>	162.52				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	190,380		
<b>Lot Value</b>	75,175		
<b>Indicated Value</b>	265,555	162.52	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	265,555	162.52	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	2204		115	115	23.90		2,749
PRCH	SLAB PORCH - COVERED	2205	22x6		132	23.83		3,146
WODO	WOOD DECK - OPEN	2206	12x6		72	26.97	6%	1,825



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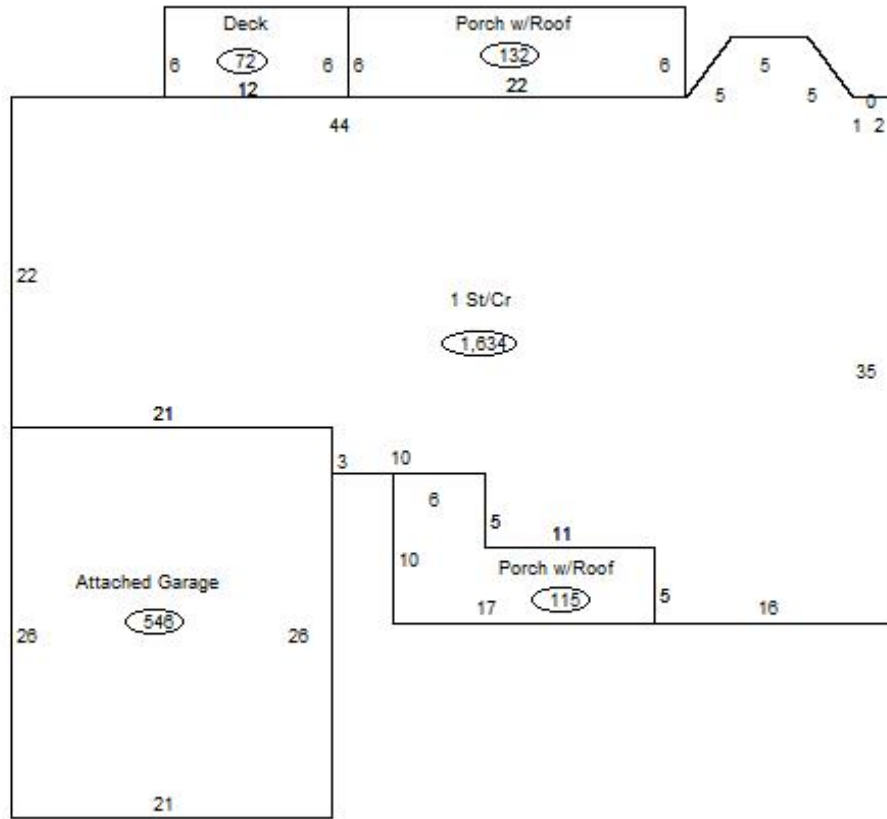
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Sketch Image

660000742



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,634	1.000	1,634
2	G	1	Slab	13	Attached Garage	546	1.000	546
3	M	PRCH		13	SLBC	115	1.000	115
4	M	PRCH		13	SLBC	132	1.000	132
5	M	WODO		13	WODO	72	1.000	72
<b>Total Building Area</b>						1,634		1,634