



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 660010817 Parcel ID 000000-00-0-10210-002-0005 Cadastral ID 10-21-16-06850 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326132 CANALES, LOCARDIO JR & HEATHER BROOKE 1126 N KANSAS AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01126 KANSAS Subdivision JEAN ANN Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-27\IMG_0001 6/27/2023</p>														
Legal Description Lot/Long: 36.31665585 -95.59273925																			
LOT 5 BLOCK 2 JEAN ANN					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	RARDIN, LESLIE	10/24/2018	137,500	YES										
					2669/672	FEDERAL NATIONAL MORTGAGE ASS	10/12/2017	48,000	3										
					2646/127	GILSON, KIMBERLY ANN	06/29/2017	0	10										
					1386/299	PATTON, TRACY J &	06/21/2002	81,000	YES										
					1066/559	VANAMAN, DONALD L &	05/23/1997	63,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2019		Land Value	60,768	58,778	11%	6,466	Assessed	20,220 1,868.93										
Year Frozen	0		Improvements	125,033	125,033		13,754	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00										
TIF Project ID	0		Total Value	185,801	183,811		20,220	Total Taxable	20,220 1,869.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660010817	CANALES, LOCARDIO JR &			17	185,098	0	19,256	1,780.00										
2024	2024-660010817	CANALES, LOCARDIO JR &			17	178,842	0	18,340	1,695.00										
2023	2023-660010817	CANALES, LOCARDIO JR &			17	194,833	0	17,467	1,600.00										
2022	2022-660010817	CANALES, LOCARDIO JR &			17	169,962	0	16,635	1,540.00										
2021	2021-660010817	CANALES, LOCARDIO JR &			17	144,022	0	15,842	1,399.00										
2020	2020-660010817	CANALES, LOCARDIO JR &			17	141,701	0	15,587	1,427.00										
2019	2019-660010817	CANALES, LOCARDIO JR &			17	137,410	0	15,115	1,400.00										
2018	2018-660010817	RARDIN, LESLIE			17	111,165	0	12,228	1,130.00										
2017	2017-660010817	FEDERAL NATIONAL MORTGAGE ASSOC			17	110,273	1000	11,130	1,022.00										
2016	2016-660010817	GILSON, KIMBERLY ANN			17	107,495	1000	10,824	1,016.00										
2015	2015-660010817	GILSON, KIMBERLY ANN			17	106,129	1000	10,653	961.00										
2014	2014-660010817	GILSON, KIMBERLY ANN			17	108,133	1000	10,313	956.00										
2013	2013-660010817	GILSON, KIMBERLY ANN			17	99,853	1000	9,984	914.00										



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Lot Data		Square-Foot - NBHD 1162 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.256		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	11,150.00 x 5.45 = 60,768		
Factor Value			
Adjustments	1.0000		
Lot Value	60,768		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Masonry
Base/Total Area	1,444 / 1,444
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1966 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	120,620	83.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	137,380		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.32	Total Misc Impr	+ 3,496
Roofing Adj	+ 5.03	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 198,465
Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 73,432
Plumbing Adj	+ 7.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 125,033
Adj Base Cost	= 135.02	Lot Value	+ 60,768
Total Area	x 1,444	Indicated Value	= 185,801
Adjusted Cost	= 194,969	Value Per SqFt	128.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,033		
Lot Value	60,768		
Indicated Value	185,801	128.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	185,801	128.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25852		36	36	26.82		966
PATO	SLAB PORCH - OPEN	25853	27x10		270	9.37		2,530



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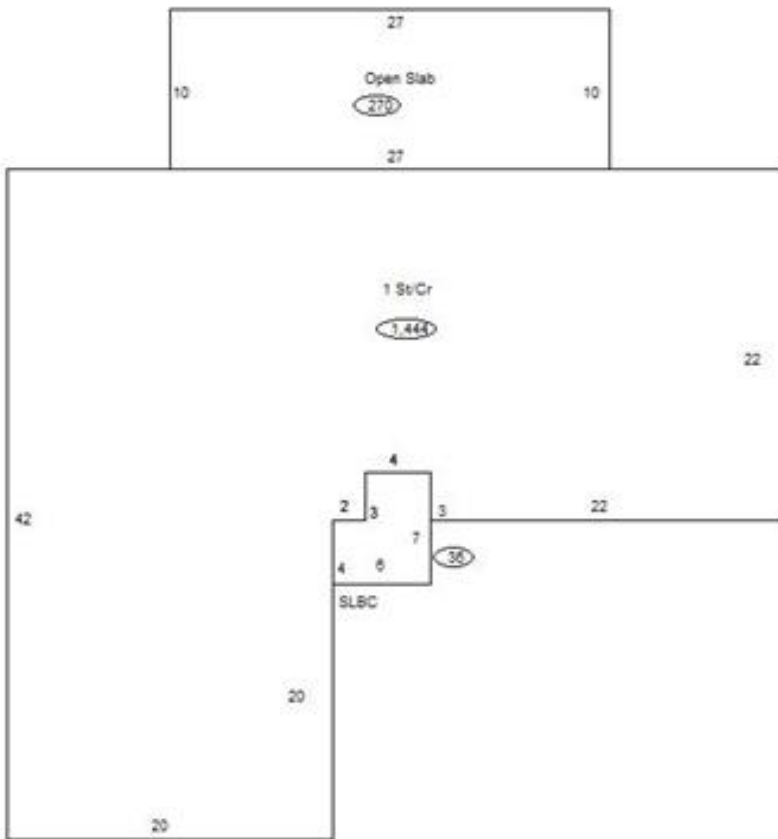
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,444	1.000	1,444
2	M	PRCH		10	SLBC	36	1.000	36
3	M	PATO		10	Open Slab	270	1.000	270
Total Building Area						1,444		1,444



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	2019	Eff Age
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						