



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 00:16:35  
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Assessment Data					Primary Image				
Account	660010922				No Image On File				
Parcel ID	21N16E-10-3-00000-000-0000								
Cadastral ID	10-21-16-11900								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	309213								
BLUE CANOE LLC									
1000 E 10TH ST CLAREMORE OK 74017-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	.44 - Acres						
Sec/Twn/Rng	10 / 21 / 16 / 3								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31351260 -95.59675934									
Building Permits									
W2 OF TR DESC AS: BEG PT 169' N SW/C NW NW SW; E 222', N 172.6' W 222', S 172.6' TO POB.									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2308/677	BLUE CANOE, LLC 2/3 INT &	03/04/2013	8,500	4
					2258/453	DAVE FAULKNER, 2/3 INT &	07/19/2012	0	4
					2258/426	JEN COFFEY & ONE CREEK, LLC &	07/18/2012	8,500	4
					2104/840	FAULKNER, JUNE B	05/24/2010	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	17,826	9,181	11%	1,010	Assessed	1,010	93.35
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	17,826	9,181	1,010	Total Taxable	1,010	93.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660010922	BLUE CANOE LLC	17	17,826	0	962	89.00		
2024	2024-660010922	BLUE CANOE LLC	17	17,826	0	916	85.00		
2023	2023-660010922	BLUE CANOE LLC	17	11,000	0	873	80.00		
2022	2022-660010922	BLUE CANOE LLC	17	11,000	0	831	77.00		
2021	2021-660010922	BLUE CANOE LLC	17	11,000	0	792	70.00		
2020	2020-660010922	BLUE CANOE LLC	17	11,000	0	754	69.00		
2019	2019-660010922	BLUE CANOE LLC	17	11,000	0	718	67.00		
2018	2018-660010922	BLUE CANOE LLC	17	11,000	0	684	63.00		
2017	2017-660010922	BLUE CANOE LLC	17	11,000	0	651	60.00		
2016	2016-660010922	BLUE CANOE LLC	17	11,000	0	620	58.00		
2015	2015-660010922	BLUE CANOE LLC	17	11,000	0	591	53.00		
2014	2014-660010922	BLUE CANOE LLC	17	11,000	0	563	52.00		
2013	2013-660010922	BLUE CANOE LLC	17	11,000	0	536	49.00		



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size								
Lot Count	0.44							
Units Buildable								
Non-Ag Acres	0.465							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	20,257.00 x .88 = 17,826							
Factor Value								
Adjustments	1.0000							
Lot Value	17,826							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model NewTest				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
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	+ 17,826					
Total Area	x	Indicated Value	= 17,826					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 17,826				
				Indicated Value 17,826 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 17,826 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value