



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 660011483 Parcel ID 000000-00-0-00870-003-0002 Cadastral ID 11-20-15-02010 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 338993 CANYON SKY PROPERTIES LLC 5198 E HICKORY MEADOW DR CLAREMORE OK 74019-0000 Parcel Location Situs 08452 BLACKWELL ST Subdivision VERDIGRIS VALLEY VIEW 1ST Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																		
Legal Description Lot/Long: 36.23345596 -95.68197377										Building Permits																								
Exemptions					Sale History																													
LOT 2 BLOCK 3 VERDIGRIS VALLEY VIEW 1					<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>NORRIS, LINDA</td> <td>06/20/2025</td> <td></td> <td>279,000 19</td> </tr> <tr> <td>1844/733</td> <td>STEVENS, CHARLES DAVID</td> <td>02/07/2007</td> <td></td> <td>192,500 YES</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	/	NORRIS, LINDA	06/20/2025		279,000 19	1844/733	STEVENS, CHARLES DAVID	02/07/2007		192,500 YES										
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Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																									
Remove Cap	2026	Land Value	70,152	70,152	11%	7,717	Assessed	37,503	3,905.26																									
Year Frozen	2018	Improvements	270,776	270,776		29,786	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	340,928	340,928		37,503	Total Taxable	37,503	3,905.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660011483	CANYON SKY PROPERTIES LLC			80	316,015	1000	23,615	2,476.00																									
2024	2024-660011483	NORRIS, LINDA			80	390,583	1000	23,615	2,274.00																									
2023	2023-660011483	NORRIS, LINDA			80	245,666	1000	23,615	2,240.00																									
2022	2022-660011483	NORRIS, LINDA			80	243,875	1000	23,616	2,280.00																									
2021	2021-660011483	NORRIS, LINDA			80	235,612	1000	23,615	2,221.00																									
2020	2020-660011483	NORRIS, LINDA			80	231,577	1000	23,615	2,225.00																									
2019	2019-660011483	NORRIS, LINDA			80	223,775	1000	23,615	2,260.00																									
2018	2018-660011483	NORRIS, LINDA			80	230,532	1000	23,890	2,287.00																									
2017	2017-660011483	NORRIS, LINDA			80	228,165	1000	23,165	2,224.00																									
2016	2016-660011483	NORRIS, LINDA			80	222,263	1000	22,461	2,163.00																									
2015	2015-660011483	NORRIS, LINDA			80	215,377	1000	21,778	2,114.00																									
2014	2014-660011483	NORRIS, LINDA			80	217,334	1000	21,115	1,940.00																									
2013	2013-660011483	NORRIS, LINDA &			80	195,186	1000	20,470	1,948.00																									



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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.4209 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 61,895.00 x 1.13 = 70,152 Factor Value Adjustments 1.0000 Lot Value 70,152		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,565 / 2,565
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,565
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1985 / 31

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 313,522 122.23 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 3 Indicated Value 331,120 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.64	Total Misc Impr	+ 36,134	Roofing Adj	+ 5.14	Garage Cost	+ 23,497
Subfloor Adj	+ -3.36	Total RCN	= 410,574	Heat/Cool Adj	+ 14.47	Depreciation (39%)	- 160,124
Plumbing Adj	+ 6.93	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 250,450
Adj Base Cost	= 136.82	Lot Value	+ 70,152	Total Area	x 2,565	Indicated Value	= 320,602
		Value Per SqFt	124.99	Adjusted Cost	= 350,943		

Value Reconciliation
Selected Approach Cost Approach Improvements 250,450 Lot Value 70,152 Indicated Value 320,602 124.99 Per SqFt Agland Value Site Improvements 20,326 Total Value 340,928 132.92 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	6,429.63		6,430
EPSW	ENCLOSED PORCH - SOLID WALL	27034		305	305	74.83		22,823
PRCH	SLAB PORCH - COVERED	27035		20x12	240	28.67		6,881



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground VINYL	19x36x0	Base		684
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total		RCN	Depr (59% Phys/ % Func)
Base Cost (49.56 x 684)		33,899		33,899	20,000	13,899
	GRDT	Garage - Detached	26x28x8	Concrete	Formed Metal	728
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)
Base Cost (17.31 x 728)		12,602		12,602	6,175	6,427