



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 660016914 Parcel ID 22N16E-18-4-00000-000-0000 Cadastral ID 18-22-16-01100 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 345692 BRIGDEN, DAVID B & BONNIE K 10705 E CANYON OAKS DR CLAREMORE OK 74017-0000 Parcel Location Situs 10705 E CANYON OAKS RD Subdivision Lot/Block / Parcel Size 26.59 - Acres Sec/Twn/Rng 18 / 22 / 16 / 4 Neighborhood 6030 - UNPLATTED School District S004 - OOLOGAH SCHOOLS	<p>\\tsclient\T\TOMMY DUNLAP\New folder (437)\IMG_0023.JPG 3/11/2025</p>																														
Legal Description Lat/Long: 36.38355779 -95.64067188 NE NE NE SW & PT OF W2 SE BEG: NW/C W2 SE, S 2031.03'; N 89 E 867.91'; S 96.34'; N 89 E 266.92' TO PT BEING THE BEG OF NLY ROW OF A 50' ROAD & UTIL EASEMENT; NELY ALG ROW WITH RAD 200.20' 72.64'; S 89 W 194.13'; N 254.03'; N 31 W ALG CREEK 1689.56', N 388 52' TO PT ON N BOUNDARY W2 SE; S 89 W ALG N	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																									
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Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2025	Land Value	3,736	3,736	11%	411	Assessed	26,637	2,881.63
Year Frozen	2010	Improvements	246,799	238,419		26,226	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	250,535	242,155		26,637	Total Taxable	26,637	2,882.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660016914	BRIGDEN, DAVID B & BONNIE K	10	235,102	0	25,861	2,797.00	
2024	2024-660016914	VAUGHAN, TIMOTHY L JR &	10	223,272	1000	22,582	2,379.00	
2023	2023-660016914	VAUGHAN, TIMOTHY L JR &	10	211,057	1000	21,895	2,291.00	
2022	2022-660016914	VAUGHAN, TIMOTHY L JR &	10	213,780	1000	21,228	2,211.00	
2021	2021-660016914	VAUGHAN, TIMOTHY L JR &	10	196,188	1000	20,581	2,160.00	
2020	2020-660016914	VAUGHAN, TIMOTHY L JR &	10	194,535	0	21,399	2,264.00	
2019	2019-660016914	VAUGHAN, TIMOTHY L JR &	10	143,427	1000	11,739	1,233.00	
2018	2018-660016914	SHIPMAN, DONNIE	10	147,411	1000	11,739	1,275.00	
2017	2017-660016914	SHIPMAN, DONNIE	10	145,981	1000	11,739	1,348.00	
2016	2016-660016914	SHIPMAN, DONNIE	10	140,932	1000	11,739	1,229.00	
2015	2015-660016914	SHIPMAN, DONNIE	10	123,960	1000	11,739	1,163.00	
2014	2014-660016914	SHIPMAN, DONNIE	10	130,081	1000	11,739	1,160.00	
2013	2013-660016914	SHIPMAN, DONNIE	10	122,577	1000	11,739	1,122.00	



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,615 / 1,615
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,615
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	500 Total, 500 Partition
Garage Type	676 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	102.91	Total Misc Impr	+ 9,388
Roofing Adj	+ 4.90	Garage Cost	+ 20,327
Subfloor Adj	+ -2.31	Total RCN	= 258,706
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 64,677
Plumbing Adj	+ 9.60	Lump Sums	+ 16,934
Basement Adj	+ 14.05	RCNLD	= 210,963
Adj Base Cost	= 141.79	Lot Value	+ 210,963
Total Area	x 1,615	Indicated Value	= 210,963
Adjusted Cost	= 228,991	Value Per SqFt	130.63

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	210,963		
Lot Value			
Indicated Value	210,963	130.63	Per SqFt
Agland Value	3,736		
Site Improvements	35,836		
Total Value	250,535	155.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
@N21.3BASEMENT	53x15	0	53x15		795	21.30		16,934
PRCH	SLAB PORCH - COVERED	40749	176		176	26.38		4,643
PRCH	SLAB PORCH - COVERED	40750	20x9		180	26.36		4,745



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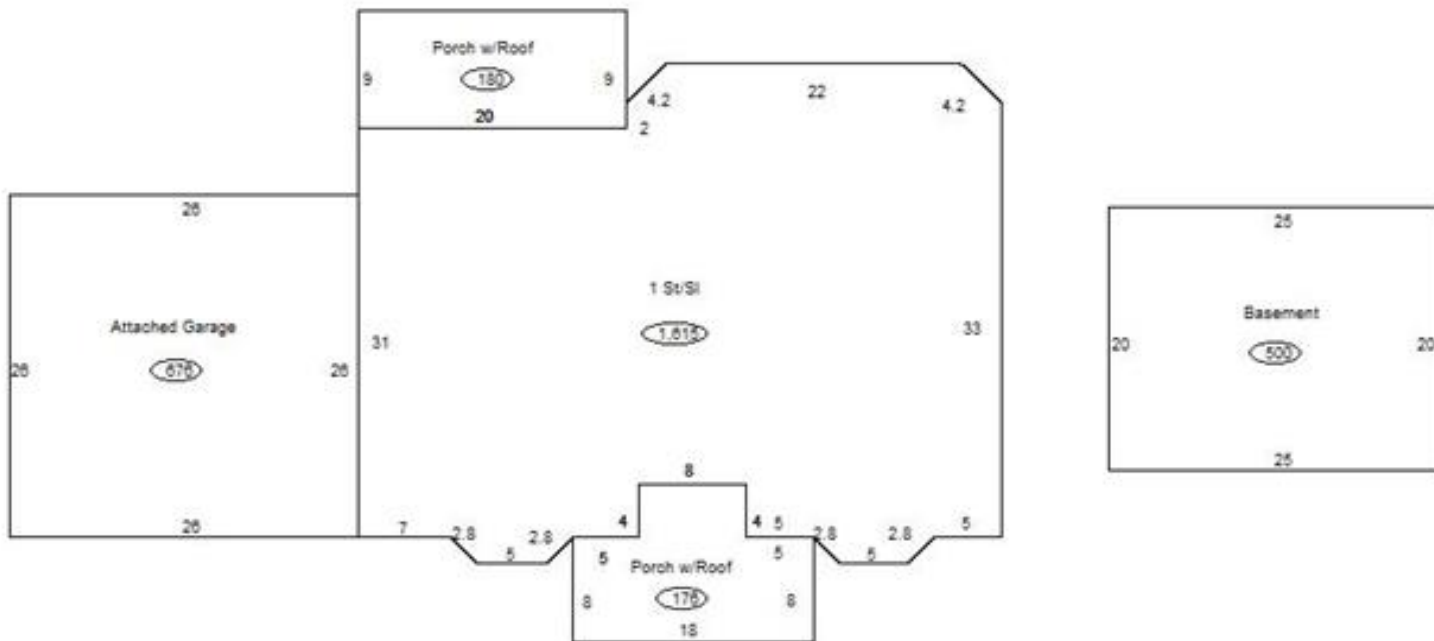
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,615	1.000	1,615
2	M	PRCH		13	SLBC	176	1.000	176
3	M	PRCH		13	SLBC	180	1.000	180
4	B	2		13	Basement	500	1.000	500
5	G	1		13	Attached Garage	676	1.000	676
Total Building Area						1,615		1,615



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (28.71 x 1,500) 43,065		Modifier Total	RCN 43,065	Depr (40% Phys/ % Func) 17,226	RCNLD 25,839
	BARN	BARN	40x40x0			1,600
	Qual 3	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (11.36 x 1,600) 18,176		Modifier Total	RCN 18,176	Depr (45% Phys/ % Func) 8,179	RCNLD 9,997



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80		0	6.000	192	192	1,152	1,152
SO	SOGN SOILS	NTV PST	15		0	10.590	36	36	381	381
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78		0	1.000	187	187	187	187
NTV PST Totals						17.590			1,720	1,720
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	9.000	224	224	2,016	2,016
IMP PST Totals						9.000			2,016	2,016
Total Agland						26.590			3,736	3,736