



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:25:18
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016921 Parcel ID 22N16E-18-4-00000-000-0000 Cadastral ID 18-22-16-01440 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 336228 WAITE, EVAN W & JOANN 15700 S CANYON OAKS LN CLAREMORE OK 74017-0000 Parcel Location Situs 15700 S CANYON OAKS LN Subdivision Lot/Block / Parcel Size 1.45 - Acres Sec/Twn/Rng 18 / 22 / 16 / 4 Neighborhood 6030 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.38500423 -95.64001520																																																																																																																									
Legal Description TR IN W2 SE, BEG 1636.98' W & 805.68' N SE/C SE, N 31-57 W 1050' TO TRUE POB, N 58-02 E 300', N 31-57 W 210', S 58-02 W 300', S 31-57 E 210' TO POB					Building Permits																																																																																																																				
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.45	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	63,462.00 x .87 = 55,377	
Factor Value		
Adjustments	1.0000	
Lot Value	55,377	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,949 / 2,748
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,949
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 2.5 /
Basement Area	
Garage Type	935 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-3\IMG_002! 12/5/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	411,342	149.69	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	103.60	Total Misc Impr	+	19,714			
Roofing Adj	+ 4.32	Garage Cost	+	42,468			
Subfloor Adj	+ -3.30	Total RCN	=	419,697			
Heat/Cool Adj	+ 16.31	Depreciation (34%)	-	142,697			
Plumbing Adj	+ 9.17	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	277,000			
Adj Base Cost	= 130.10	Lot Value	+	55,377			
Total Area	x 2,748	Indicated Value	=	332,377			
Adjusted Cost	= 357,515	Value Per SqFt		120.95			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	277,000		
Lot Value	55,377		
Indicated Value	332,377	120.95	Per SqFt
Agland Value			
Site Improvements	21,250		
Total Value	353,627	128.69	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	40773	13x5		65	32.99		2,144
PRCH	SLAB PORCH - COVERED	40774	324		324	31.87		10,326



Rogers

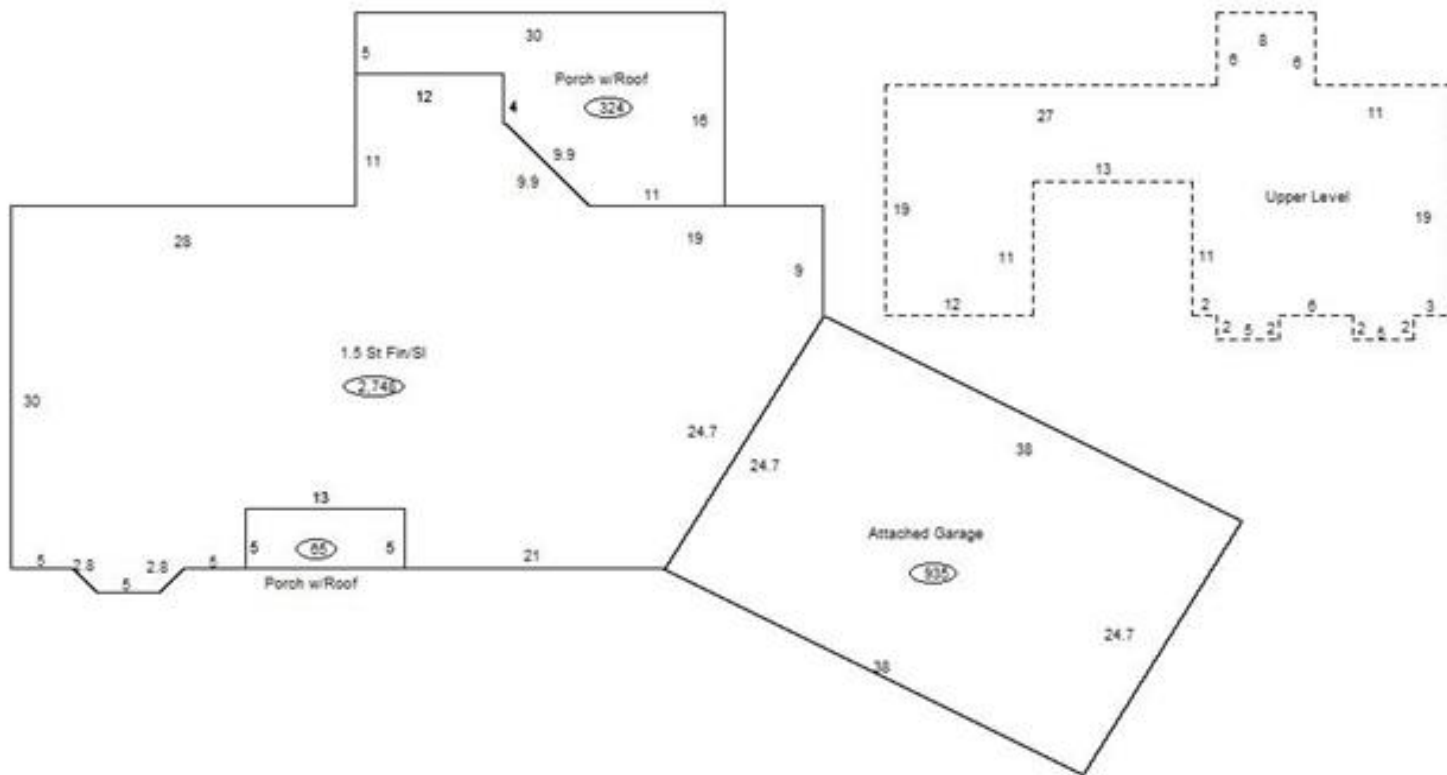
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Sketch Image

660016921



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,949	1.410	2,748
2	U	^UL	Overhang	13	Upper Level	799	1.000	799
3	G	1		13	Attached Garage	935	1.000	935
4	M	PRCH		13	SLBC	65	1.000	65
5	M	PRCH		13	SLBC	324	1.000	324
Total Building Area						1,949		2,748



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000	25,000	3,750	21,250
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					