



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 660016925 Parcel ID 000000-00-0-00114-001-0001 Cadastral ID 18-22-16-01700 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 315600 CHAMBERS, TAMY SUE & MICHAEL EUGENE FERRUA 10912 CANYON OAKS CIR CLAREMORE OK 74017-0000 Parcel Location Situs 10912 CANYON OAKS CIR Subdivision CANYON OAKS Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 22 / 16 / 5 Neighborhood 1151 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-1\IMG_000' 12/1/2022</p>														
Legal Description Lat/Long: 36.38549030 -95.63445109																			
LOT 1 BLOCK 1 CANYON OAKS					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		2483/879	HIGDON, CAROLYN A &	06/25/2015	165,000	WG										
					1228/908	HIGDON, RALPH A	05/23/2000	32,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2016		Land Value 63,480	26,774	11%	2,945	Assessed	19,701	2,131.28										
Year Frozen	0		Improvements 157,722	152,330		16,756	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 221,202	179,104		19,701	Total Taxable	19,701	2,131.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016925	CHAMBERS, TAMY SUE &			10	219,047	0	18,763	2,030.00										
2024	2024-660016925	CHAMBERS, TAMY SUE &			10	222,197	0	17,870	1,871.00										
2023	2023-660016925	CHAMBERS, TAMY SUE &			10	156,601	0	17,019	1,769.00										
2022	2022-660016925	CHAMBERS, TAMY SUE &			10	147,352	0	16,209	1,678.00										
2021	2021-660016925	CHAMBERS, TAMY SUE &			10	152,429	0	16,478	1,718.00										
2020	2020-660016925	CHAMBERS, TAMY SUE &			10	142,661	0	15,693	1,660.00										
2019	2019-660016925	CHAMBERS, TAMY SUE &			10	137,757	0	15,154	1,573.00										
2018	2018-660016925	CHAMBERS, TAMY SUE &			10	141,138	0	15,526	1,668.00										
2017	2017-660016925	CHAMBERS, TAMY SUE &			10	139,498	0	15,345	1,745.00										
2016	2016-660016925	CHAMBERS, TAMY SUE &			10	136,107	0	14,972	1,550.00										
2015	2015-660016925	CHAMBERS, TAMY SUE &			10	157,893	1000	13,284	1,314.00										
2014	2014-660016925	HIGDON, CAROLYN A &			10	159,410	1000	12,868	1,271.00										
2013	2013-660016925	HIGDON, CAROLYN A &			10	151,243	1000	12,464	1,191.00										



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Lot Data		Square-Foot - NBHD 1151 #1	
Lot Size			
Lot Count			
Units Buildable	18000		
Non-Ag Acres	1.0112		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	44,049.00 x 1.44 = 63,480		
Factor Value			
Adjustments	1.0000		
Lot Value	63,480		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,861 / 1,861
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,861
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	205,516	110.43	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	240,960 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.33	Total Misc Impr	+ 11,070
Roofing Adj	+ 4.33	Garage Cost	+ 14,704
Subfloor Adj	+ -1.14	Total RCN	= 257,580
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 118,487
Plumbing Adj	+ 7.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 139,093
Adj Base Cost	= 124.56	Lot Value	+ 63,480
Total Area	x 1,861	Indicated Value	= 202,573
Adjusted Cost	= 231,806	Value Per SqFt	108.85

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,093		
Lot Value	63,480		
Indicated Value	202,573	108.85	Per SqFt
Agland Value			
Site Improvements	18,629		
Total Value	221,202	118.86	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	40787	15x4		60	24.08		1,445
PRCH	SLAB PORCH - COVERED	40788	16x12		192	23.59		4,529



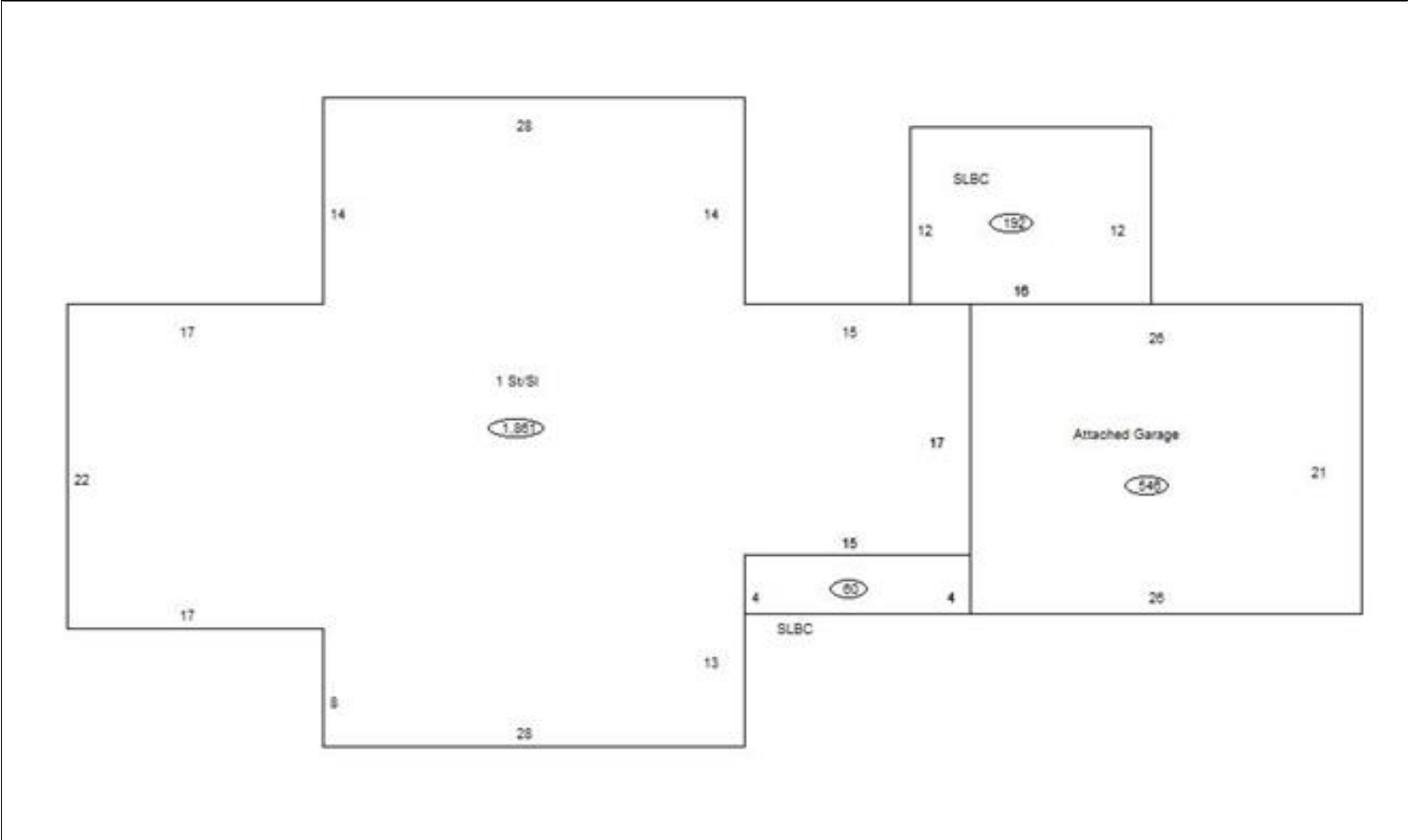
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,861	1.000	1,861
2	G	1		10	Attached Garage	546	1.000	546
3	M	PRCH		10	SLBC	60	1.000	60
4	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						1,861		1,861



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (40% Phys/ % Func) 12,000	RCNLD 18,000
	STF	STG FAIR	12x16x0			192
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 192) 899		Modifier Total	RCN 899	Depr (30% Phys/ % Func) 270	RCNLD 629