



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:32:02
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Assessment Data					Primary Image																																																																																																																				
Account 660016927 Parcel ID 000000-00-0-00114-001-0003 Cadastral ID 18-22-16-01720 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 63974 HINDS, KEITH W & DANETTE R 10845 E CANYON OAKS PL CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 10845 CANYON OAKS PL Subdivision CANYON OAKS Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 22 / 16 / 5 Neighborhood 1151 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.38588569 -95.63527058 LOT 3 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																																																																																																											
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Lot Data		Square-Foot - NBHD 1151 #1	
Lot Size			
Lot Count			
Units Buildable	18000		
Non-Ag Acres	1.0385		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	45,237.00 x 1.42 = 64,252		
Factor Value			
Adjustments	1.0000		
Lot Value	64,252		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-1\IMG_000: 12/1/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,679 / 1,679
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,679
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	539 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
Adusted R	0.8445
Indicated Value	175,097 104.29 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	237,010 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	132,650
Lot Value	64,252
Indicated Value	196,902 117.27 Per SqFt
Agland Value	
Site Improvements	
Total Value	196,902 117.27 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.52	Total Misc Impr	+ 16,766
Roofing Adj	+ 4.42	Garage Cost	+ 14,558
Subfloor Adj	+ -1.15	Total RCN	= 245,648
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 112,998
Plumbing Adj	+ 8.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 132,650
Adj Base Cost	= 127.65	Lot Value	+ 64,252
Total Area	x 1,679	Indicated Value	= 196,902
Adjusted Cost	= 214,324	Value Per SqFt	117.27

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	119446	23x15		345	23.16		7,990
PRCH	SLAB PORCH - COVERED	119447	155		155	23.74		3,680



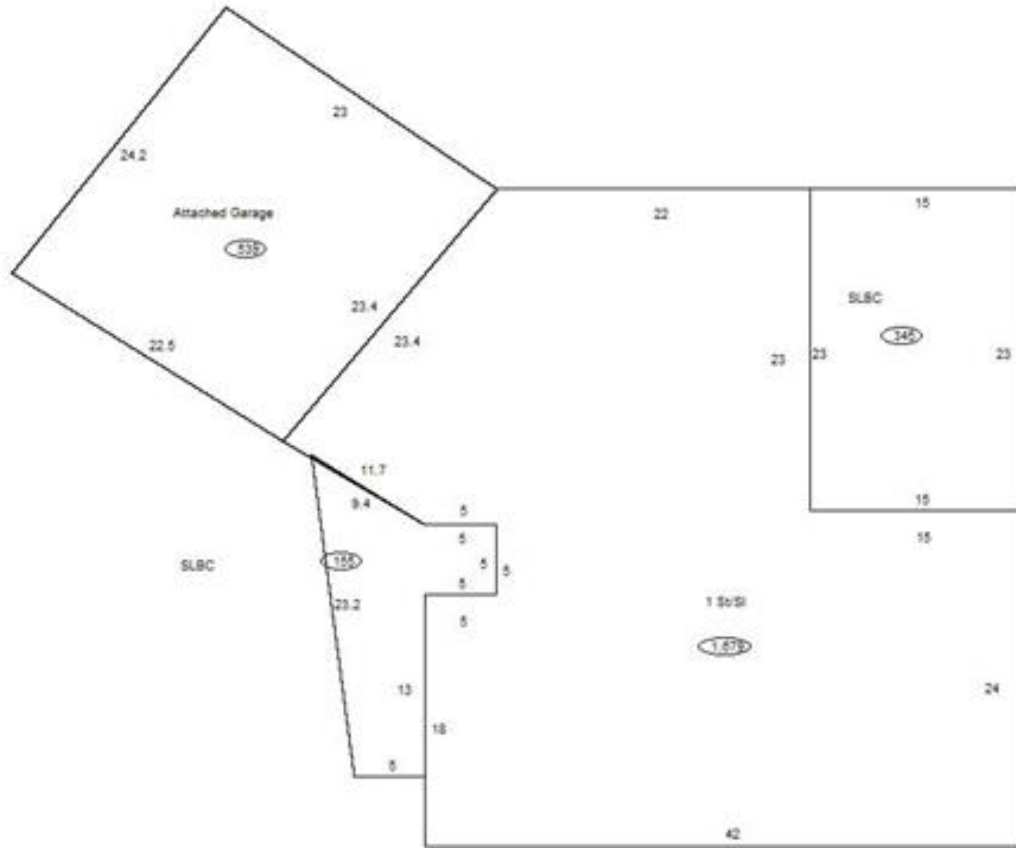
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Sketch Image

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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	1,679	1.000	1,679
2	G	1		10	Attached Garage	539	1.000	539
3	M	PRCH		10	SLBC	345	1.000	345
4	M	PRCH		10	SLBC	155	1.000	155
Total Building Area						1,679		1,679



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						