



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	660016930													
Parcel ID	000000-00-0-00114-002-0003													
Cadastral ID	18-22-16-01750													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	304819													
BAKER, JIM &														
CINDY TRUST														
10902 E CANYON OAKS PL CLAREMORE OK 74017-0735														
Parcel Location														
Situs	10902 CANYON OAKS PL													
Subdivision	CANYON OAKS													
Lot/Block	0003 / 0002	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 Lat/Long: 36.38482309 -95.63480189														
Building Permits														
LOT 3 BLOCK 2 CANYON OAKS														
<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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2172/170	BAKER, JAMES L	05/11/2011	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	0	Land Value	79,112	38,224	11%	4,205	Assessed	13,254	1,433.84					
Year Frozen	2010	Improvements	170,260	82,264		9,049	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00					
TIF Project ID	0	Total Value	249,372	120,488		13,254	Total Taxable	12,254	1,340.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016930	BAKER, JIM &	10	244,102	1000	12,254	1,340.00							
2024	2024-660016930	BAKER, JIM &	10	234,117	1000	12,254	1,298.00							
2023	2023-660016930	BAKER, JIM &	10	158,548	1000	12,254	1,289.00							
2022	2022-660016930	BAKER, JIM &	10	156,357	1000	12,253	1,282.00							
2021	2021-660016930	BAKER, JIM &	10	162,267	1000	12,254	1,291.00							
2020	2020-660016930	BAKER, JIM &	10	154,563	1000	12,253	1,310.00							
2019	2019-660016930	BAKER, JIM &	10	150,087	1000	12,254	1,286.00							
2018	2018-660016930	BAKER, JIM &	10	155,470	1000	12,254	1,330.00							
2017	2017-660016930	BAKER, JIM &	10	153,771	1000	12,254	1,406.00							
2016	2016-660016930	BAKER, JIM &	10	149,987	1000	12,254	1,283.00							
2015	2015-660016930	BAKER, JIM &	10	148,666	1000	12,253	1,213.00							
2014	2014-660016930	BAKER, JIM &	10	150,711	1000	12,254	1,211.00							
2013	2013-660016930	BAKER, JIM &	10	143,401	1000	12,253	1,171.00							



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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size Lot Count Units Buildable 18000 Non-Ag Acres 1.5633 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 68,099.00 x 1.16 = 79,112 Factor Value Adjustments 1.0000 Lot Value 79,112		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,994 / 1,994
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,994
Fixture/RghIn	7 /
Bed/F/H Bath	/ 1.5 /
Basement Area	
Garage Type	690 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-1\IMG_0001 12/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	240,617	120.67	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	288,930 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	105.90	Total Misc Impr	+	17,098	
Roofing Adj	+ 4.70	Garage Cost	+	20,686	
Subfloor Adj	+ -2.19	Total RCN	=	289,327	
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	127,304	
Plumbing Adj	+ 5.10	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	162,023	
Adj Base Cost	= 126.15	Lot Value	+	79,112	
Total Area	x 1,994	Indicated Value	=	241,135	
Adjusted Cost	= 251,543	Value Per SqFt		120.93	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,023		
Lot Value	79,112		
Indicated Value	241,135	120.93	Per SqFt
Agland Value			
Site Improvements	8,237		
Total Value	249,372	125.06	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	40800	30x4		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	40801	21x12		252	26.14		6,587
PATO	SLAB PORCH - OPEN	40802	26x6		156	10.96		1,710



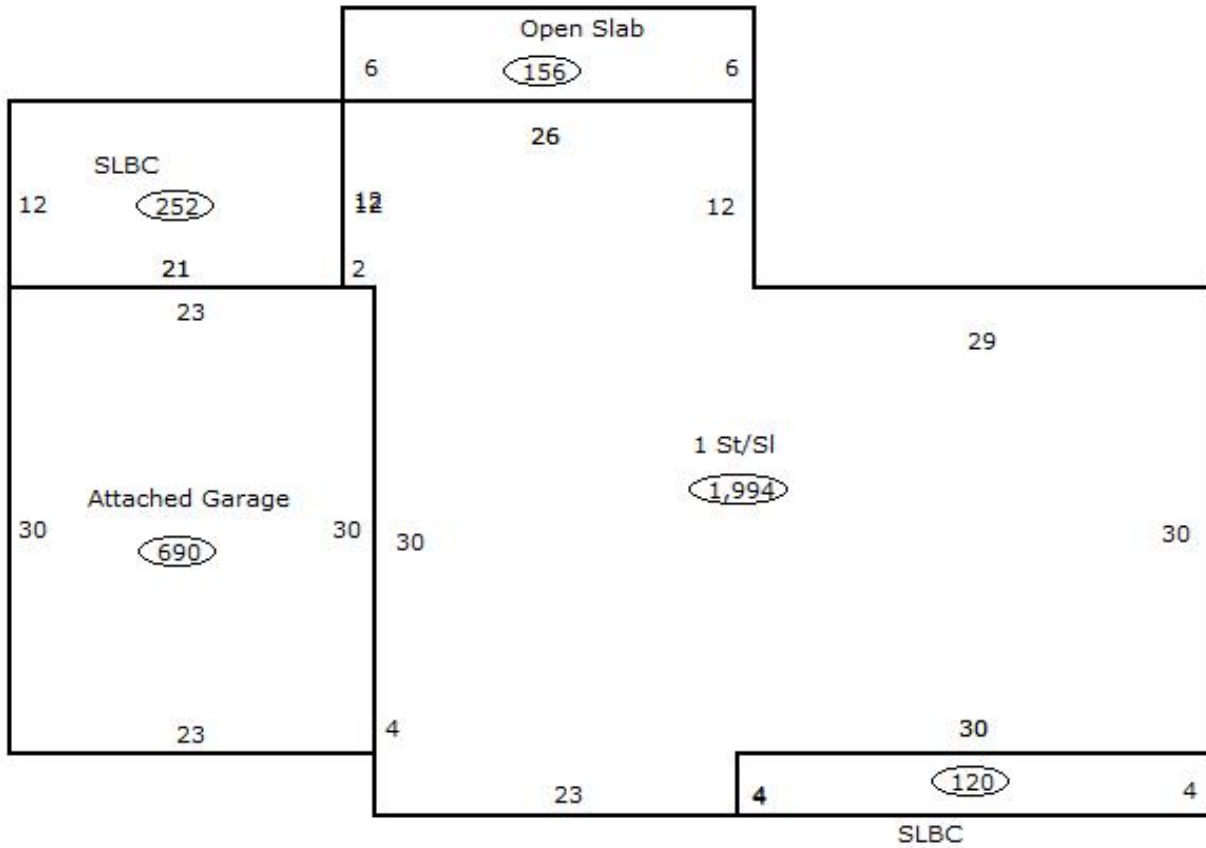
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Sketch Image

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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/SI	1,994	1.000	1,994
2	G	1		13	Attached Garage	690	1.000	690
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	252	1.000	252
5	M	PATO		13	Open Slab	156	1.000	156
Total Building Area						1,994		1,994



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			780
	Qual 2	Cond 3	Year 2006	Eff Age 15		
	Valuation Summary		Modifier Total	RCN	Depr (34% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 780) 12,480			12,480	4,243	8,237
	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)					