



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:32:12
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016932 Parcel ID 000000-00-0-00114-002-0005 Cadastral ID 18-22-16-01770 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 340873 STANFORD, JAMES DONALD JR 10842 E CANYON OAKS PL CLAREMORE OK 74017-0000 Parcel Location Situs 10842 CANYON OAKS PL Subdivision CANYON OAKS Lot/Block 0005 / 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 Lot/Long: 36.38559905 -95.63618120																																																																																																																									
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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size Lot Count Units Buildable 18000 Non-Ag Acres 1.5002 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 65,349.00 x 1.18 = 77,325 Factor Value Adjustments 1.0000 Lot Value 77,325		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,288 / 2,288
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,288
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression		
MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	197,541	86.34 Per SqFt

Direct Comparables		
Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	7	
Indicated Value	238,090	Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,173		
Lot Value	77,325		
Indicated Value	253,498	110.79	Per SqFt
Agland Value			
Site Improvements	5,182		
Total Value	258,680	113.06	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.31	Total Misc Impr	+ 19,191				
Roofing Adj	+ 4.57	Garage Cost	+ 0				
Subfloor Adj	+ -2.19	Total RCN	= 314,595				
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 138,422				
Plumbing Adj	+ 6.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 176,173				
Adj Base Cost	= 129.11	Lot Value	+ 77,325				
Total Area	x 2,288	Indicated Value	= 253,498				
Adjusted Cost	= 295,404	Value Per SqFt	110.79				

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	40808		182	182	26.36		4,798
EPSW	ENCLOSED PORCH - SOLID WALL	40809	10x8		80	70.14		5,611
PATO	SLAB PORCH - OPEN	141712	26x14		364	8.70		3,167



Rogers

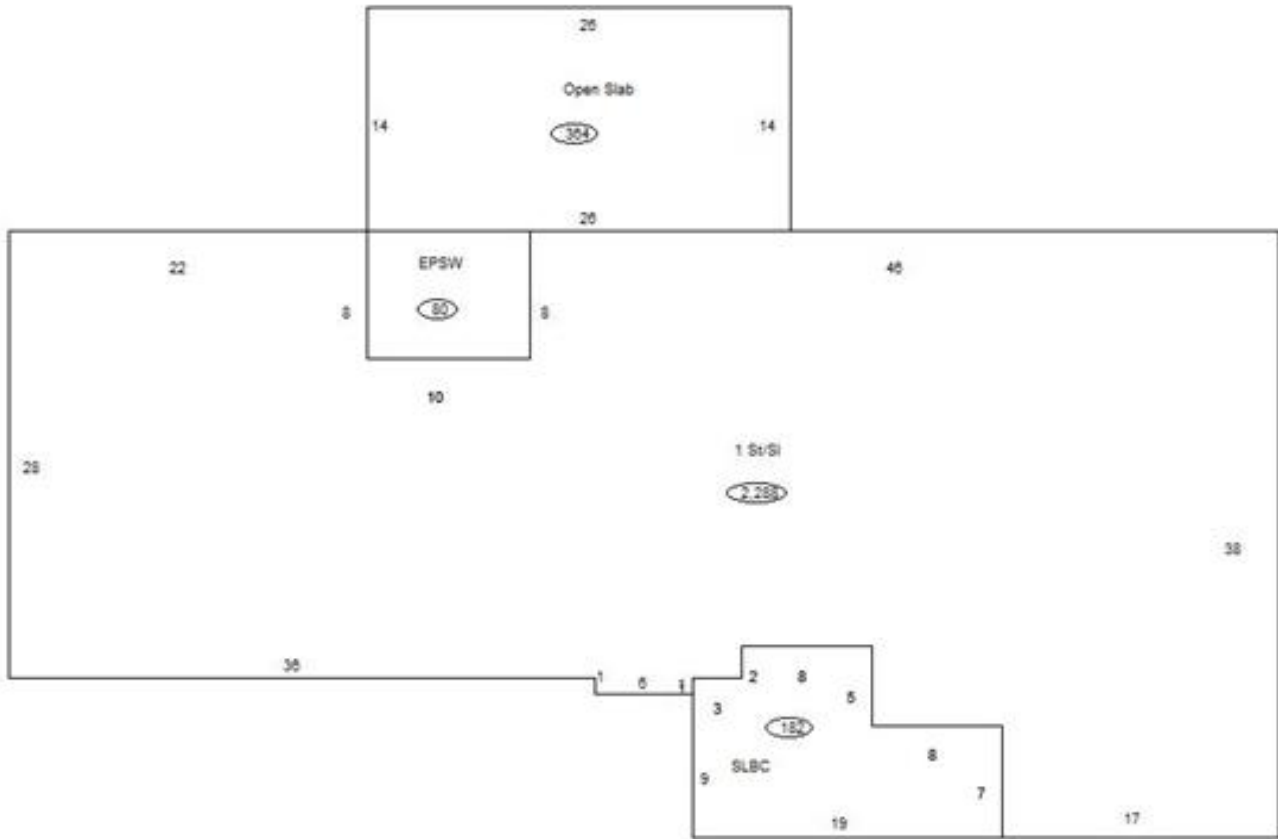
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Sketch Image

660016932



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,288	1.000	2,288
2	M	PRCH		10	SLBC	182	1.000	182
3	M	EPSW		10	EPSW	80	1.000	80
4	M	PATO		10	Open Slab	364	1.000	364
Total Building Area						2,288		2,288



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	22x38x0			836	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (10.33 x 836)		8,636		8,636	3,454	5,182
	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)						