



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:32:14
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Assessment Data					Primary Image																																																																																																																				
Account 660016934 Parcel ID 000000-00-0-00114-002-0007 Cadastral ID 18-22-16-01790 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 311489 CUMMINS, ERNEST W 10802 E CANYON OAKS PL CLAREMORE OK 74017-0000 Parcel Location Situs 10802 CANYON OAKS PL Subdivision CANYON OAKS Lot/Block 0007 / 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: 36.38678163 -95.63668041																																																																																																																									
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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	1.3808	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	60,149.00 x 1.23 = 73,945	
Factor Value		
Adjustments	1.0000	
Lot Value	73,945	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,607 / 2,003
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,607
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
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	
Adusted R	0.8445		
Indicated Value	220,531	110.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	259,600		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.21	Total Misc Impr	+	10,875			
Roofing Adj	+ 3.94	Garage Cost	+	17,166			
Subfloor Adj	+ -1.85	Total RCN	=	269,783			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	118,705			
Plumbing Adj	+ 7.75	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	151,078			
Adj Base Cost	= 120.69	Lot Value	+	73,945			
Total Area	x 2,003	Indicated Value	=	225,023			
Adjusted Cost	= 241,742	Value Per SqFt		112.34			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,078		
Lot Value	73,945		
Indicated Value	225,023	112.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	225,023	112.34	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	40816	20x10		200	26.30		5,260



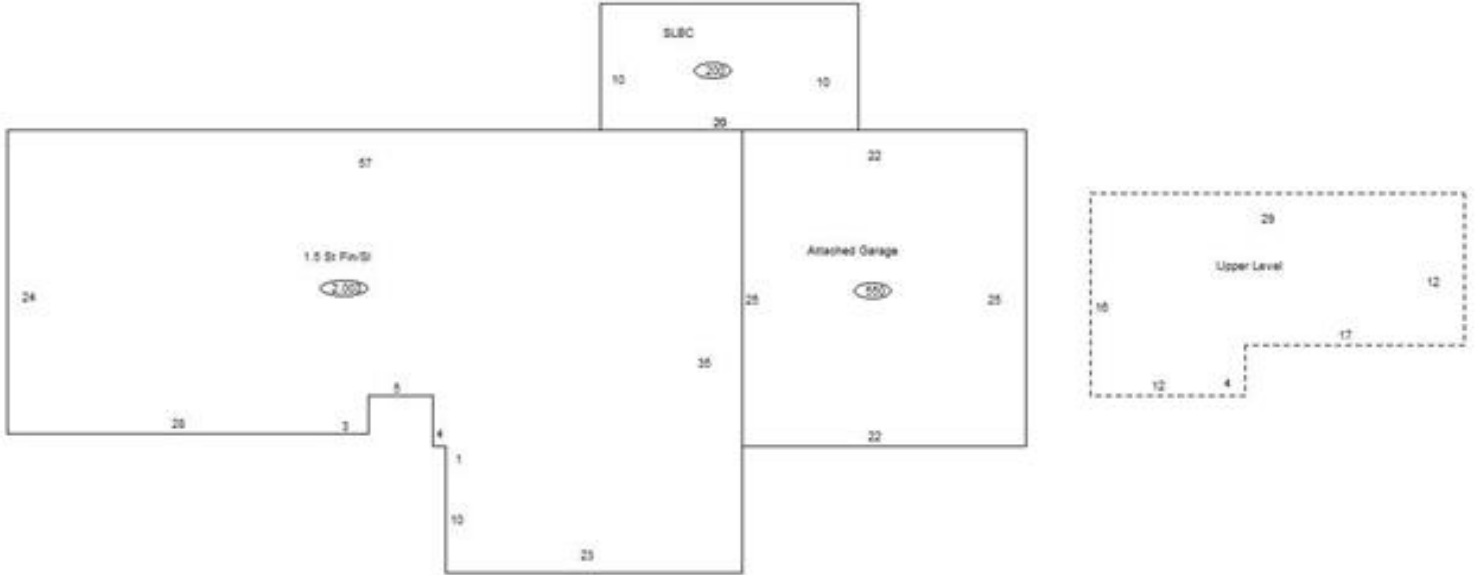
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Sketch Image

660016934



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,607	1.246	2,003
2	G	1		10	Attached Garage	550	1.000	550
3	M	PRCH		10	SLBC	200	1.000	200
4	U	^UL	Overhang	10	Upper Level	396	1.000	396
Total Building Area						1,607		2,003