



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660016937 <b>Parcel ID</b> 000000-00-0-00114-002-0010 <b>Cadastral ID</b> 18-22-16-01820 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 266776 GETZFREID, JIM &  EMILY 10853 E CANYON OAKS CIR CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 10853 CANYON OAKS CIR <b>Subdivision</b> CANYON OAKS <b>Lot/Block</b> 0010 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 18 / 22 / 16 / 5 <b>Neighborhood</b> 1151 - R-V01,4-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.38671716 -95.63425189 LOT 10 BLOCK 2 CANYON OAKS					<b>Building Permits</b> <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	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 18000 <b>Non-Ag Acres</b> 1.4159 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 61,677.00 x 1.22 = 74,938 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 74,938		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Stone 10% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,858 / 1,858
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,858
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	728 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-1\IMG\_001: 12/1/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	202,968	109.24	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	5
<b>Indicated Value</b>	233,360 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.24	<b>Total Misc Impr</b>	+ 14,796				
<b>Roofing Adj</b>	+ 4.10	<b>Garage Cost</b>	+ 18,680				
<b>Subfloor Adj</b>	+ -1.05	<b>Total RCN</b>	= 266,283				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 46%)</b>	- 122,490				
<b>Plumbing Adj</b>	+ 9.54	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 143,793				
<b>Adj Base Cost</b>	= 125.30	<b>Lot Value</b>	+ 74,938				
<b>Total Area</b>	x 1,858	<b>Indicated Value</b>	= 218,731				
<b>Adjusted Cost</b>	= 232,807	<b>Value Per SqFt</b>	117.72				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	143,793		
<b>Lot Value</b>	74,938		
<b>Indicated Value</b>	218,731	117.72	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	218,731	117.72	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	40828	36x6		216	23.51	5,078
PRCH	SLAB PORCH - COVERED	141716	14x14		196	23.58	4,622



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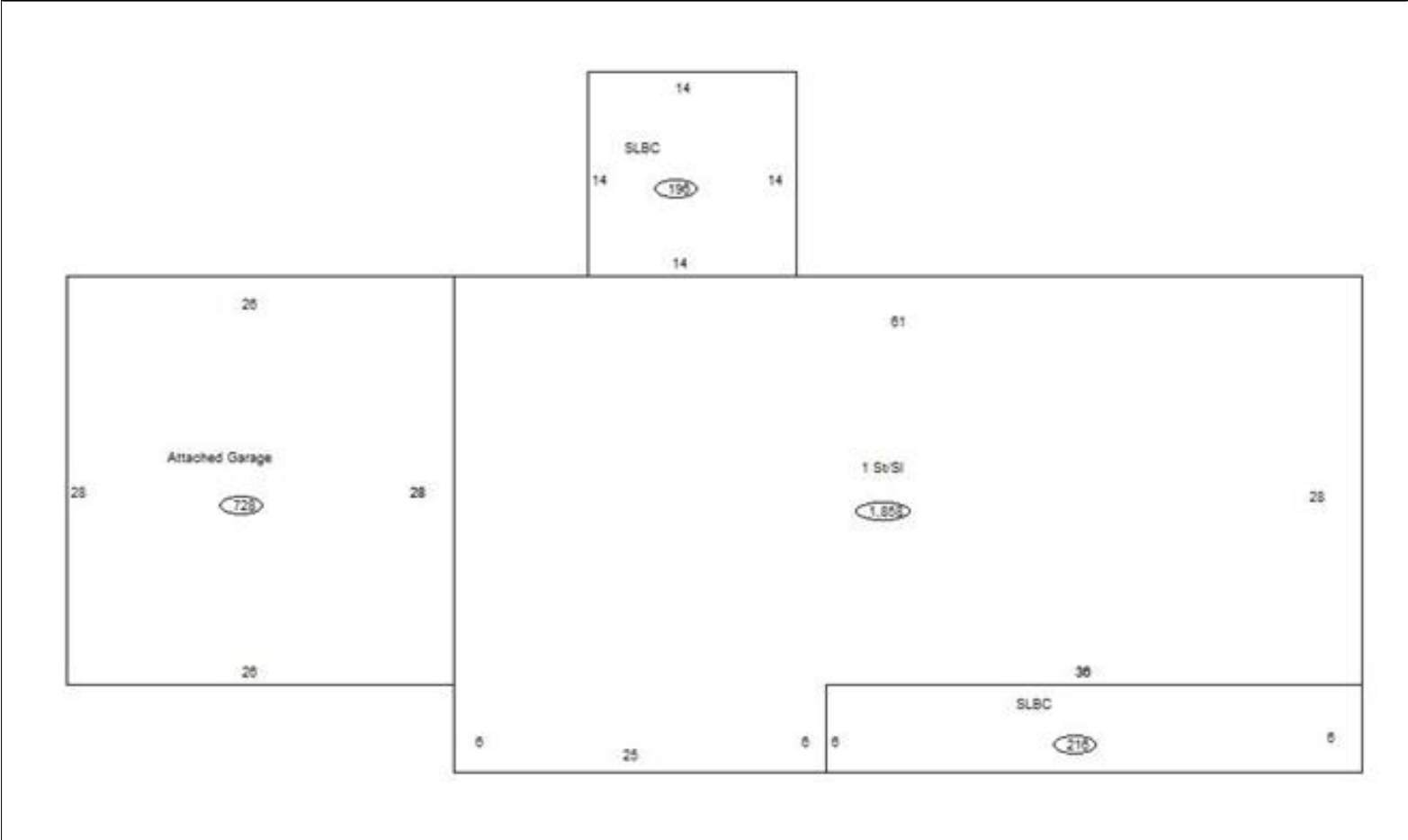
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Sketch Image

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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	1,858	1.000	1,858
2	G	1		10	Attached Garage	728	1.000	728
3	M	PRCH		10	SLBC	216	1.000	216
4	M	PRCH		10	SLBC	196	1.000	196
<b>Total Building Area</b>						<b>1,858</b>		<b>1,858</b>



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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	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				