



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660016939 Parcel ID 000000-00-0-00114-002-0012 Cadastral ID 18-22-16-01840 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 342730 WILLIAMS, MARK A & KELLEY R 10881 E CANYON OAKS CIR CLAREMORE OK 74017-0000 Parcel Location Situs 10881 CANYON OAKS CIR Subdivision CANYON OAKS Lot/Block 0012 / 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: 36.38606641 -95.63337297																																																																																																																									
LOT 12 BLOCK 2 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	Primary Image
Lot Size		
Lot Count		
Units Buildable	20700	
Non-Ag Acres	1.3616	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	59,311.00 x 1.24 = 73,400	
Factor Value		
Adjustments	1.5230	
Lot Value	111,788	

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	1,706 / 1,706
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,706
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	816 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	234,090	137.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	269,120 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,112		
Lot Value	111,788		
Indicated Value	247,900	145.31	Per SqFt
Agland Value			
Site Improvements	32,582		
Total Value	280,482	164.41	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.53	Total Misc Impr	+ 18,877				
Roofing Adj	+ 4.31	Garage Cost	+ 20,939				
Subfloor Adj	+ -1.16	Total RCN	= 252,059				
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 115,947				
Plumbing Adj	+ 8.26	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 136,112				
Adj Base Cost	= 124.41	Lot Value	+ 111,788				
Total Area	x 1,706	Indicated Value	= 247,900				
Adjusted Cost	= 212,243	Value Per SqFt	145.31				

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	40831	29x6		174	23.66		4,117
PRCH	SLAB PORCH - COVERED	40832	30x14		420	23.01		9,664



Rogers

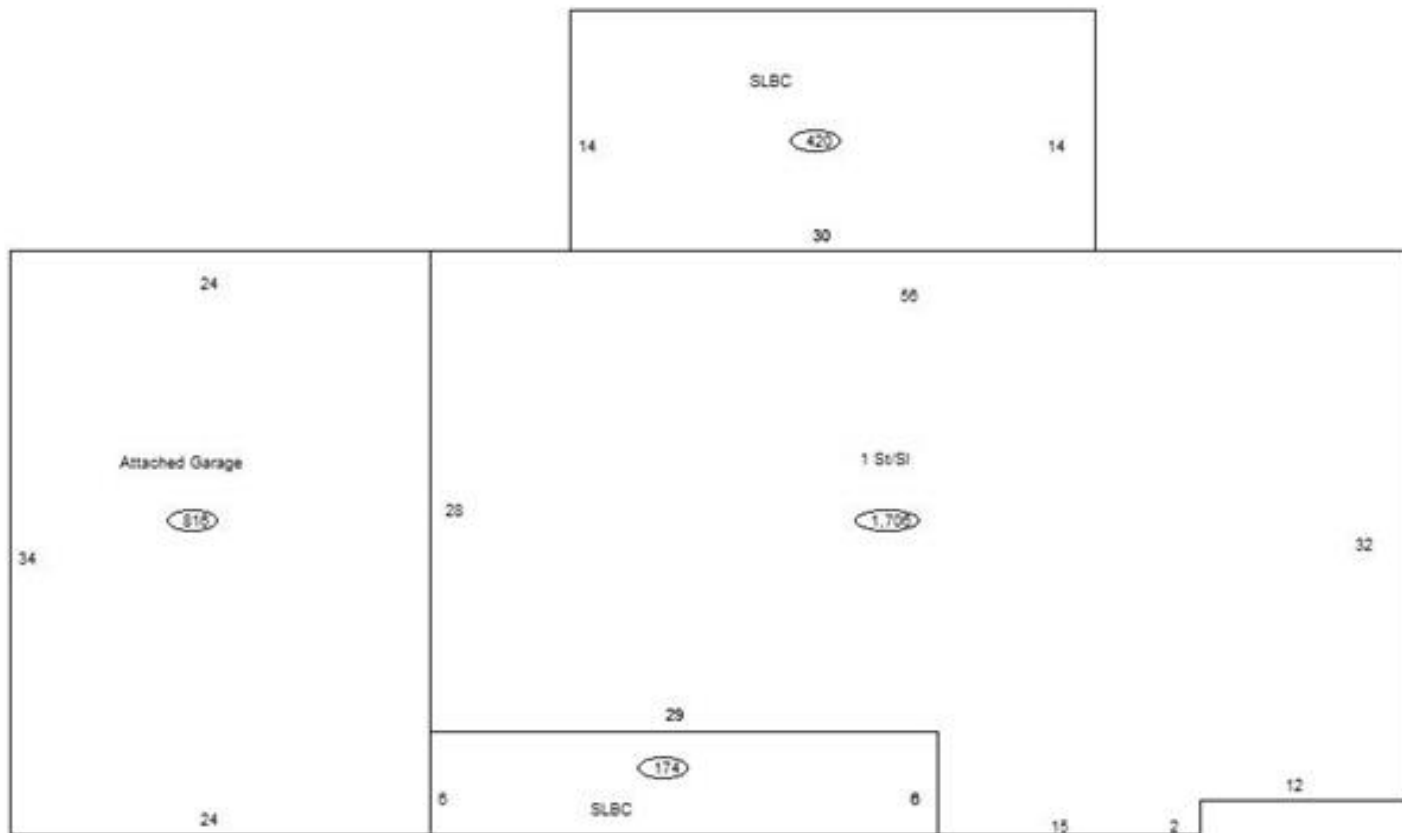
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Sketch Image

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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/Sl	1,706	1.000	1,706
2	G	1		10	Attached Garage	816	1.000	816
3	M	PRCH		10	SLBC	174	1.000	174
4	M	PRCH		10	SLBC	420	1.000	420
Total Building Area						1,706		1,706



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x0			1,200	
	Qual 2	Cond 3	Year 2019	Eff Age	5		
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD	
	Base Cost (28.97 x 1,200)		34,764		34,764	3,129	31,635
	STF	STG FAIR	0x0x0			280	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 280)		1,310		1,310	655	655
	LT	LEAN-TO	10x20x0			200	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 200)		584		584	292	292