



# 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> 660016941 <b>Parcel ID</b> 000000-00-0-00114-003-0001 <b>Cadastral ID</b> 18-22-16-01860 <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> 278923 SIMPSON FAMILY LIVING TRUST  C/O HARRY A & DEANNA J SIMPSON 10985 E CANYON OAKS BLVD CLAREMORE OK 74017-0724  <b>Parcel Location</b> <b>Situs</b> 10985 E CANYON OAKS BLVD <b>Subdivision</b> CANYON OAKS <b>Lot/Block</b> 0001 / 0003 <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> Lot/Long: 36.38175707 -95.63338589										<b>Building Permits</b>																																												
<b>Legal Description</b> LOT 1 BLOCK 3 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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	1356/35	SIMPSON, HARRY A	02/02/2002	0	4																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 69,876</td> <td>21,298</td> <td>11%</td> <td>2,343</td> <td>Assessed</td> <td>21,180</td> <td>2,291.29</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 188,967</td> <td>171,248</td> <td></td> <td>18,837</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-94.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 258,843</td> <td>192,546</td> <td></td> <td>21,180</td> <td>Total Taxable</td> <td>20,180</td> <td>2,197.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	0	Land Value 69,876	21,298	11%	2,343	Assessed	21,180	2,291.29	Year Frozen	0	Improvements 188,967	171,248		18,837	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-94.00	TIF Project ID	0	Total Value 258,843	192,546		21,180	Total Taxable	20,180	2,197.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660016941	SIMPSON FAMILY LIVING TRUST	10	249,340	1000	19,564	2,130.00																																															
2024	2024-660016941	SIMPSON FAMILY LIVING TRUST	10	255,812	1000	18,964	2,000.00																																															
2023	2023-660016941	SIMPSON FAMILY LIVING TRUST	10	195,571	1000	18,382	1,926.00																																															
2022	2022-660016941	SIMPSON FAMILY LIVING TRUST	10	198,591	1000	17,818	1,859.00																																															
2021	2021-660016941	SIMPSON FAMILY LIVING TRUST	10	212,754	1000	17,271	1,815.00																																															
2020	2020-660016941	SIMPSON FAMILY LIVING TRUST	10	206,567	1000	16,738	1,784.00																																															
2019	2019-660016941	SIMPSON FAMILY LIVING TRUST	10	195,472	1000	16,222	1,698.00																																															
2018	2018-660016941	SIMPSON FAMILY LIVING TRUST	10	201,783	1000	15,720	1,702.00																																															
2017	2017-660016941	SIMPSON FAMILY LIVING TRUST	10	199,960	1000	15,233	1,745.00																																															
2016	2016-660016941	SIMPSON FAMILY LIVING TRUST	10	194,395	1000	14,760	1,542.00																																															
2015	2015-660016941	SIMPSON FAMILY LIVING TRUST	10	188,040	1000	14,301	1,414.00																																															
2014	2014-660016941	SIMPSON FAMILY LIVING TRUST	10	191,908	1000	13,856	1,368.00																																															
2013	2013-660016941	SIMPSON FAMILY LIVING TRUST	10	182,284	1000	13,423	1,282.00																																															



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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> 1.2371 <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> 53,889.00 x 1.30 = 69,876 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 69,876		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	10% Frame, Siding, Wood 90% Veneer, Stone
<b>Base/Total Area</b>	1,687 / 2,531
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,687
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	720 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36



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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>	275,517	108.86	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	3
<b>Indicated Value</b>	322,500 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	97.95	<b>Total Misc Impr</b>	+	10,351	
<b>Roofing Adj</b>	+ 3.24	<b>Garage Cost</b>	+	21,449	
<b>Subfloor Adj</b>	+ -1.54	<b>Total RCN</b>	=	331,521	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	-	142,554	
<b>Plumbing Adj</b>	+ 6.13	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	188,967	
<b>Adj Base Cost</b>	= 118.42	<b>Lot Value</b>	+	69,876	
<b>Total Area</b>	x 2,531	<b>Indicated Value</b>	=	258,843	
<b>Adjusted Cost</b>	= 299,721	<b>Value Per SqFt</b>		102.27	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	188,967		
<b>Lot Value</b>	69,876		
<b>Indicated Value</b>	258,843	102.27	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	258,843	102.27	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	40840		54	54	26.76		1,445
PRCH	SLAB PORCH - COVERED	40841	31x4		124	26.54		3,291



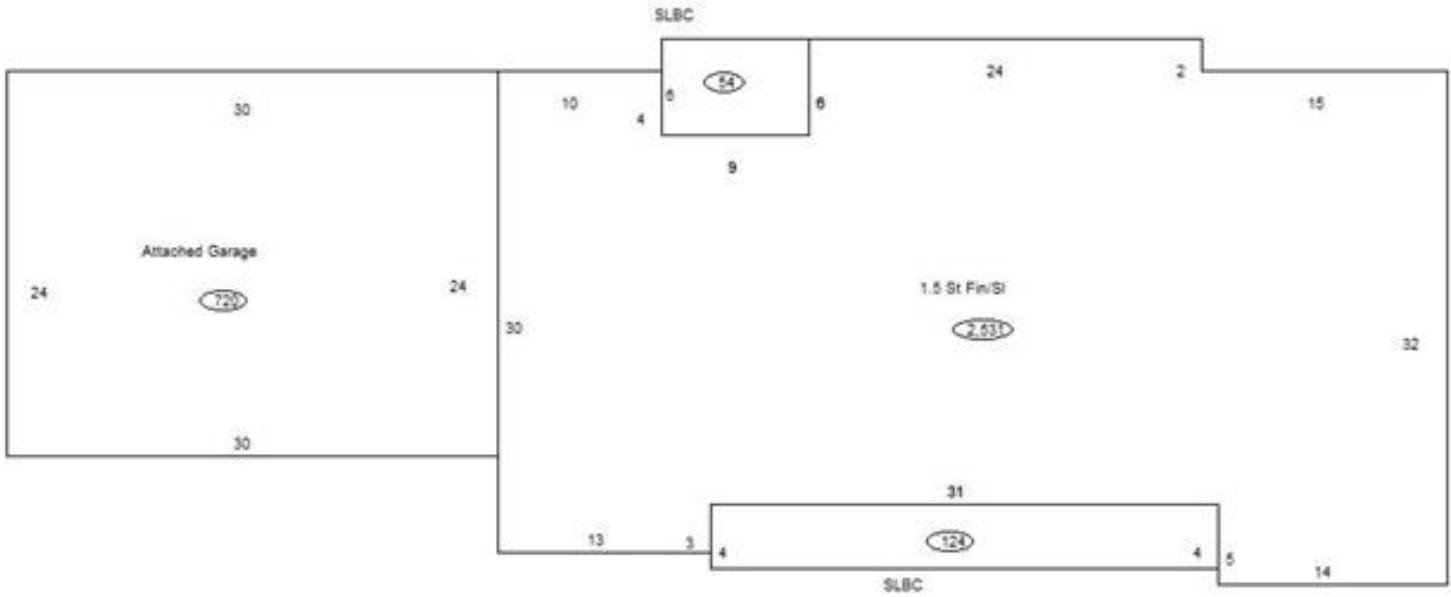
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,687	1.500	2,531
2	G	1		10	Attached Garage	720	1.000	720
3	M	PRCH		10	SLBC	54	1.000	54
4	M	PRCH		10	SLBC	124	1.000	124
<b>Total Building Area</b>						1,687		2,531



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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 )						