



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:36:44
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Assessment Data					Primary Image																																																																																																																				
Account 660016959 Parcel ID 000000-00-0-00114-004-0002 Cadastral ID 18-22-16-02040 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 339365 DANDERSON, WILLIAM & MONTY 10566 E CANYON OAKS BLVD CLAREMORE OK 74017-0000 Parcel Location Situs 10566 CANYON OAKS BLVD Subdivision CANYON OAKS Lot/Block 0002 / 0004 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: 36.38561293 -95.63825825 LOT 2 BLOCK 4 CANYON OAKS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1151 #1	
Lot Size			
Lot Count			
Units Buildable	18000		
Non-Ag Acres	1.3884		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	60,477.00 x 1.23 = 74,158		
Factor Value			
Adjustments	1.0000		
Lot Value	74,158		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-3\IMG_000; 12/5/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	2,017 / 2,831
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,017
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	816 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	360,788 127.44 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	337,940 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	277,500
Lot Value	74,158
Indicated Value	351,658 124.22 Per SqFt
Agland Value	
Site Improvements	
Total Value	351,658 124.22 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.49	Total Misc Impr	+ 6,053
Roofing Adj	+ 3.82	Garage Cost	+ 30,363
Subfloor Adj	+ -2.42	Total RCN	= 368,379
Heat/Cool Adj	+ 14.47	Depreciation (26%)	- 95,779
Plumbing Adj	+ 7.90	Lump Sums	+ 4,900
Basement Adj	+ 0.00	RCNLD	= 277,500
Adj Base Cost	= 117.26	Lot Value	+ 74,158
Total Area	x 2,831	Indicated Value	= 351,658
Adjusted Cost	= 331,963	Value Per SqFt	124.22

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	40904	148		148	29.01		4,293
PRCH	SLAB PORCH - COVERED	40906	10x6		60	29.34		1,760
WODO	WOOD DECK - OPEN	141727	20x16		320	19.14	20%	4,900



Rogers

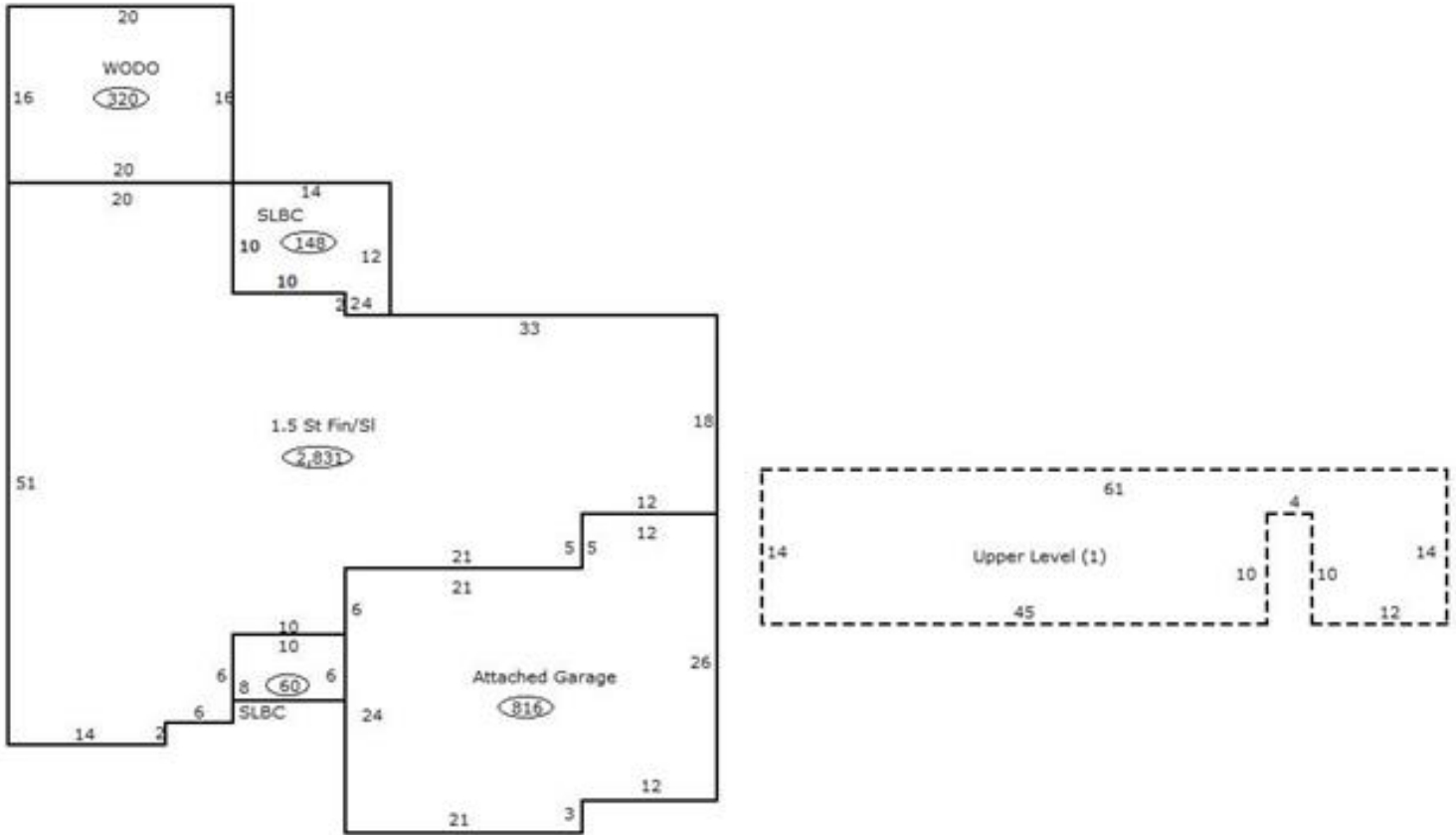
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Sketch Image

660016959



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,017	1.404	2,831
2	M	PRCH		13	SLBC	148	1.000	148
3	G	1		13	Attached Garage	816	1.000	816
4	M	PRCH		13	SLBC	60	1.000	60
5	U	^UL		13	Upper Level (1)	814	1.000	814
6	M	WODO		13	WODO	320	1.000	320
Total Building Area						2,017		2,831