



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:32:36
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Assessment Data					Primary Image																																																																																																															
Account 660016967 Parcel ID 000000-00-0-00114-005-0005 Cadastral ID 18-22-16-02120 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 256638 MCCOLLOUGH, MARK E & KATHY J 10588 E CANYON OAKS WAY CLAREMORE OK 74017-0722 Parcel Location Situs 10588 CANYON OAKS WAY Subdivision CANYON OAKS Lot/Block 0005 / 0005 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 Lat/Long: 36.38430027 -95.63773248 LOT 5 BLOCK 5 CANYON OAKS																																																																																																																				
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Lot Data		Square-Foot - NBHD 1151 #1	
Lot Size			
Lot Count			
Units Buildable	18000		
Non-Ag Acres	1.38		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	60,111.00 x 1.23 = 73,920		
Factor Value			
Adjustments	1.0000		
Lot Value	73,920		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-1\IMG_004I 12/1/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,741 / 2,497
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,741
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	279,905	112.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	317,370		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.84	Total Misc Impr	+ 18,928
Roofing Adj	+ 3.37	Garage Cost	+ 18,057
Subfloor Adj	+ -1.61	Total RCN	= 325,264
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 91,074
Plumbing Adj	+ 6.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 234,190
Adj Base Cost	= 115.45	Lot Value	+ 73,920
Total Area	x 2,497	Indicated Value	= 308,110
Adjusted Cost	= 288,279	Value Per SqFt	123.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	234,190		
Lot Value	73,920		
Indicated Value	308,110	123.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	308,110	123.39	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	40943		138	138	26.50		3,657
PRCH	SLAB PORCH - COVERED	40944	25x15		375	25.75		9,656



Rogers

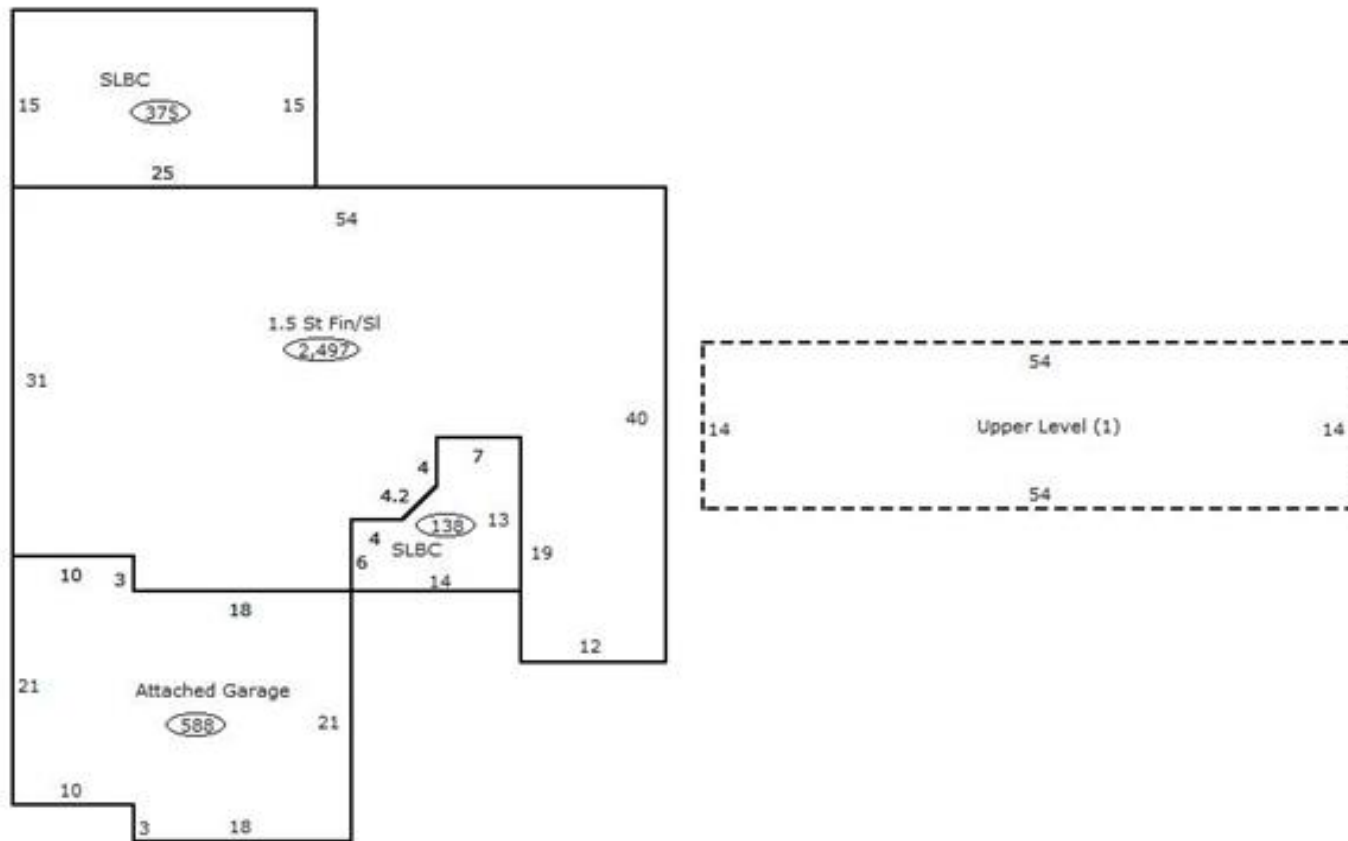
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,741	1.434	2,497
2	G	1		13	Attached Garage	588	1.000	588
3	M	PRCH		13	SLBC	138	1.000	138
4	M	PRCH		13	SLBC	375	1.000	375
5	U	^UL		13	Upper Level (1)	756	1.000	756
Total Building Area						1,741		2,497



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