



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660016968 Parcel ID 000000-00-0-00114-005-0006 Cadastral ID 18-22-16-02130 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 264216 ANDREWS, WILLIAM A & JANA L 15805 S CANYON OAKS LN CLAREMORE OK 74017-0000 Parcel Location Situs 15805 S CANYON OAKS LN Subdivision CANYON OAKS Lot/Block 0006 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 22 / 16 / 5 Neighborhood 1151 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-1\IMG_004 12/1/2022</p>														
Legal Description Lat/Long: 36.38394894 -95.63810196																			
LOT 6 BLOCK 5 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1040/142	HINSON, JOHN CONSTRUCTION	09/26/1996	111,500	Yes										
					1007/528	J BAR J LAND & CATTLE LTD	11/09/1995	12,000	Yes										
					943/759	HISAW, JACK E &	01/20/1994	196,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	0	Land Value	70,809	25,010	11%	2,751	Assessed	24,699	2,671.98										
Year Frozen	0	Improvements	206,002	199,524		21,948	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0	Total Value	276,811	224,534		24,699	Total Taxable	23,699	2,578.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016968	ANDREWS, WILLIAM A & JANA L			10	274,581	1000	22,979	2,500.00										
2024	2024-660016968	ANDREWS, WILLIAM A & JANA L			10	282,568	1000	22,281	2,347.00										
2023	2023-660016968	ANDREWS, WILLIAM A & JANA L			10	205,482	0	22,603	2,351.00										
2022	2022-660016968	ANDREWS, WILLIAM A & JANA L			10	205,474	0	21,967	2,274.00										
2021	2021-660016968	ANDREWS, WILLIAM A & JANA L			10	190,188	0	20,921	2,181.00										
2020	2020-660016968	ANDREWS, WILLIAM A & JANA L			10	183,886	0	20,111	2,128.00										
2019	2019-660016968	ANDREWS, WILLIAM A & JANA L			10	174,122	0	19,153	1,987.00										
2018	2018-660016968	ANDREWS, WILLIAM A & JANA L			10	179,211	0	19,713	2,117.00										
2017	2017-660016968	ANDREWS, WILLIAM A & JANA L			10	177,628	0	19,539	2,222.00										
2016	2016-660016968	ANDREWS, WILLIAM A & JANA L			10	172,764	0	19,004	1,968.00										
2015	2015-660016968	ANDREWS, WILLIAM A & JANA L			10	167,062	0	18,377	1,801.00										
2014	2014-660016968	ANDREWS, WILLIAM A & JANA L			10	170,143	0	18,416	1,802.00										
2013	2013-660016968	ANDREWS, WILLIAM A & JANA L			10	159,443	0	17,539	1,660.00										



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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	18000	
Non-Ag Acres	1.2701	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	55,325.00 x 1.28 = 70,809	
Factor Value		
Adjustments	1.0000	
Lot Value	70,809	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,947 / 1,947
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,947
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



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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	240,310	123.43	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	260,610 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	206,002		
Lot Value	70,809		
Indicated Value	276,811	142.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	276,811	142.17	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	108.11	Total Misc Impr	+	9,763	
Roofing Adj	+ 4.73	Garage Cost	+	18,287	
Subfloor Adj	+ -2.22	Total RCN	=	283,555	
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	79,395	
Plumbing Adj	+ 7.97	Lump Sums	+	1,842	
Basement Adj	+ 0.00	RCNLD	=	206,002	
Adj Base Cost	= 131.23	Lot Value	+	70,809	
Total Area	x 1,947	Indicated Value	=	276,811	
Adjusted Cost	= 255,505	Value Per SqFt		142.17	

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	40948	7x4		28	26.84		752
PRCH	SLAB PORCH - COVERED	40949	16x8		128	26.53		3,396
WODO	WOOD DECK - OPEN	40950	16x11		176	23.26	55%	1,842



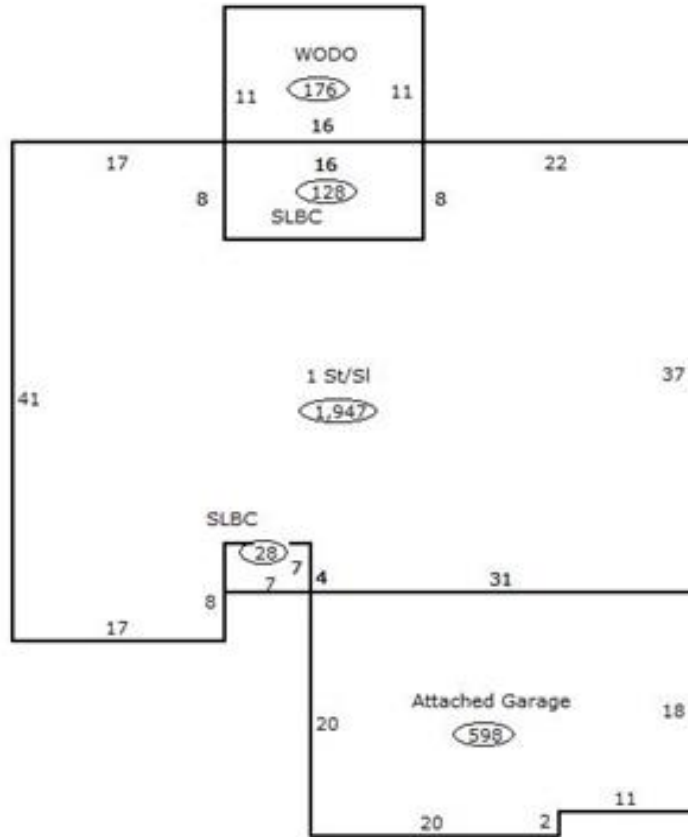
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,947	1.000	1,947
2	G	1		13	Attached Garage	598	1.000	598
3	M	PRCH		13	SLBC	28	1.000	28
4	M	PRCH		13	SLBC	128	1.000	128
5	M	WODO		13	WODO	176	1.000	176
Total Building Area						1,947		1,947