



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:32:42
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016970 Parcel ID 000000-00-0-00114-005-0008 Cadastral ID 18-22-16-02150 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 261374 ROSDAHL, REX 10705 E CANYON OAKS CT CLAREMORE OK 74017-0000 Parcel Location Situs 10705 CANYON OAKS CT Subdivision CANYON OAKS Lot/Block 0008 / 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 Lot/Long: 36.38331948 -95.63636173 LOT 8 BLOCK 5 CANYON OAKS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size Lot Count Units Buildable 18000 Non-Ag Acres 1.2254 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 53,379.00 x 1.30 = 69,544 Factor Value Adjustments 1.0000 Lot Value 69,544		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Frame, Siding, Wood 60% Veneer, Masonry
Base/Total Area	1,621 / 1,621
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,621
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 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	206,923	127.65	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	192,250 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	108.74	Total Misc Impr	+	7,775	
Roofing Adj	+ 4.90	Garage Cost	+	16,086	
Subfloor Adj	+ -2.31	Total RCN	=	240,329	
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	67,292	
Plumbing Adj	+ 9.57	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	173,037	
Adj Base Cost	= 133.54	Lot Value	+	69,544	
Total Area	x 1,621	Indicated Value	=	242,581	
Adjusted Cost	= 216,468	Value Per SqFt		149.65	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	173,037		
Lot Value	69,544		
Indicated Value	242,581	149.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	242,581	149.65	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	40957	6x5		30	26.84		805
PATO	SLAB PORCH - OPEN	40958	12x10		120	11.29		1,355

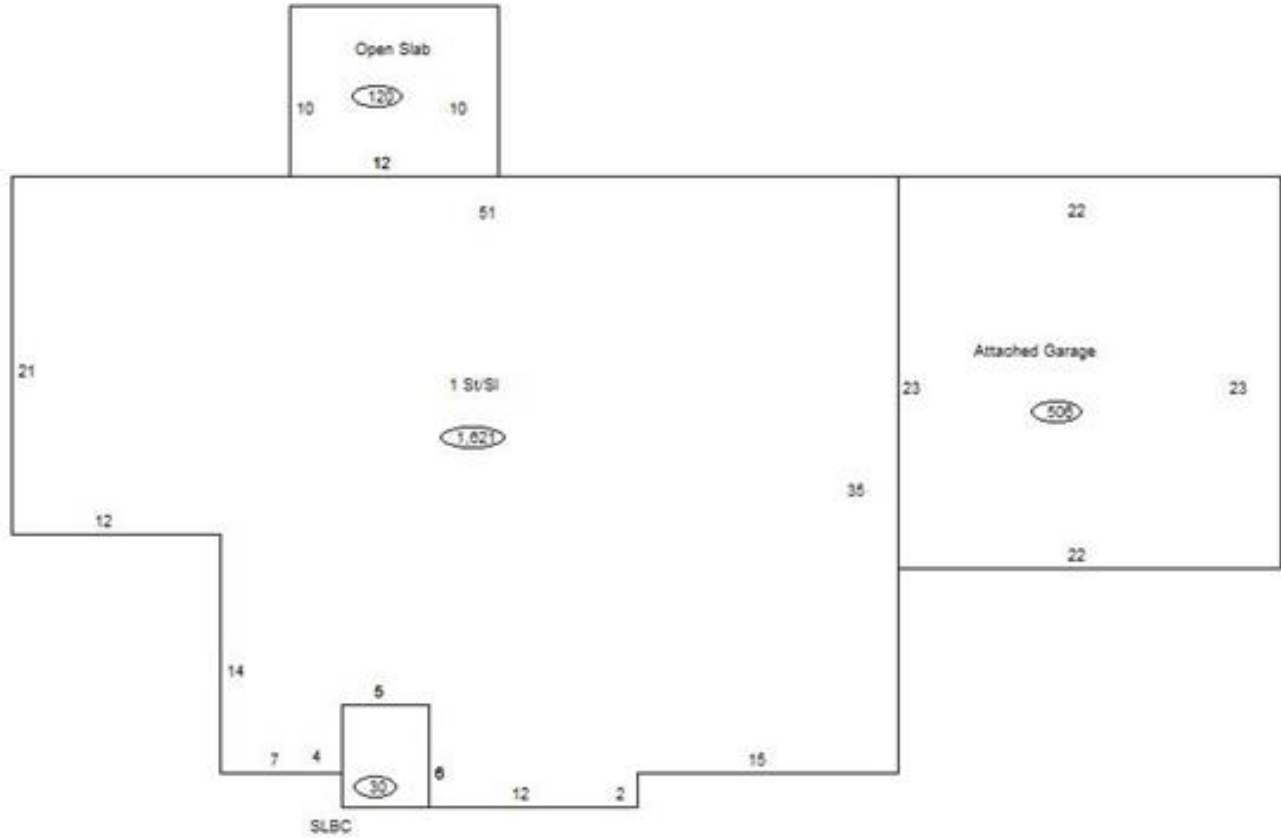


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Sketch Image

660016970



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,621	1.000	1,621
2	G	1		10	Attached Garage	506	1.000	506
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,621		1,621