



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 660016974 Parcel ID 000000-00-0-00114-006-0004 Cadastral ID 18-22-16-02190 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 348877 HOCKENBERRY, JOHN LEWIS JR 11426 S 233RD E AVE BROKEN ARROW OK 74014-0000 Parcel Location Situs 10751 E CANYON OAKS RD Subdivision CANYON OAKS Lot/Block 0004 / 0006 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: 36.38184723 -95.63637503 LOT 4 BLOCK 6 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	1.2536				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	54,608.00 x 1.29 = 70,343				
Factor Value					
Adjustments	1.0000				
Lot Value	70,343				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,400 / 1,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,400
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2022-12-1\IMG_003! 12/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	172,878	123.48	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	97.47	Total Misc Impr	+ 10,590				
Roofing Adj	+ 4.31	Garage Cost	+ 14,821				
Subfloor Adj	+ -1.15	Total RCN	= 196,435				
Heat/Cool Adj	+ 11.47	Depreciation (41%)	- 80,538				
Plumbing Adj	+ 10.06	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 115,897				
Adj Base Cost	= 122.16	Lot Value	+ 70,343				
Total Area	x 1,400	Indicated Value	= 186,240				
Adjusted Cost	= 171,024	Value Per SqFt	133.03				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,897		
Lot Value	70,343		
Indicated Value	186,240	133.03	Per SqFt
Agland Value			
Site Improvements	6,048		
Total Value	192,288	137.35	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	40977	27x6		162	23.71		3,841
PATO	SLAB PORCH - OPEN	40978	20x8		160	10.33		1,653



Rogers

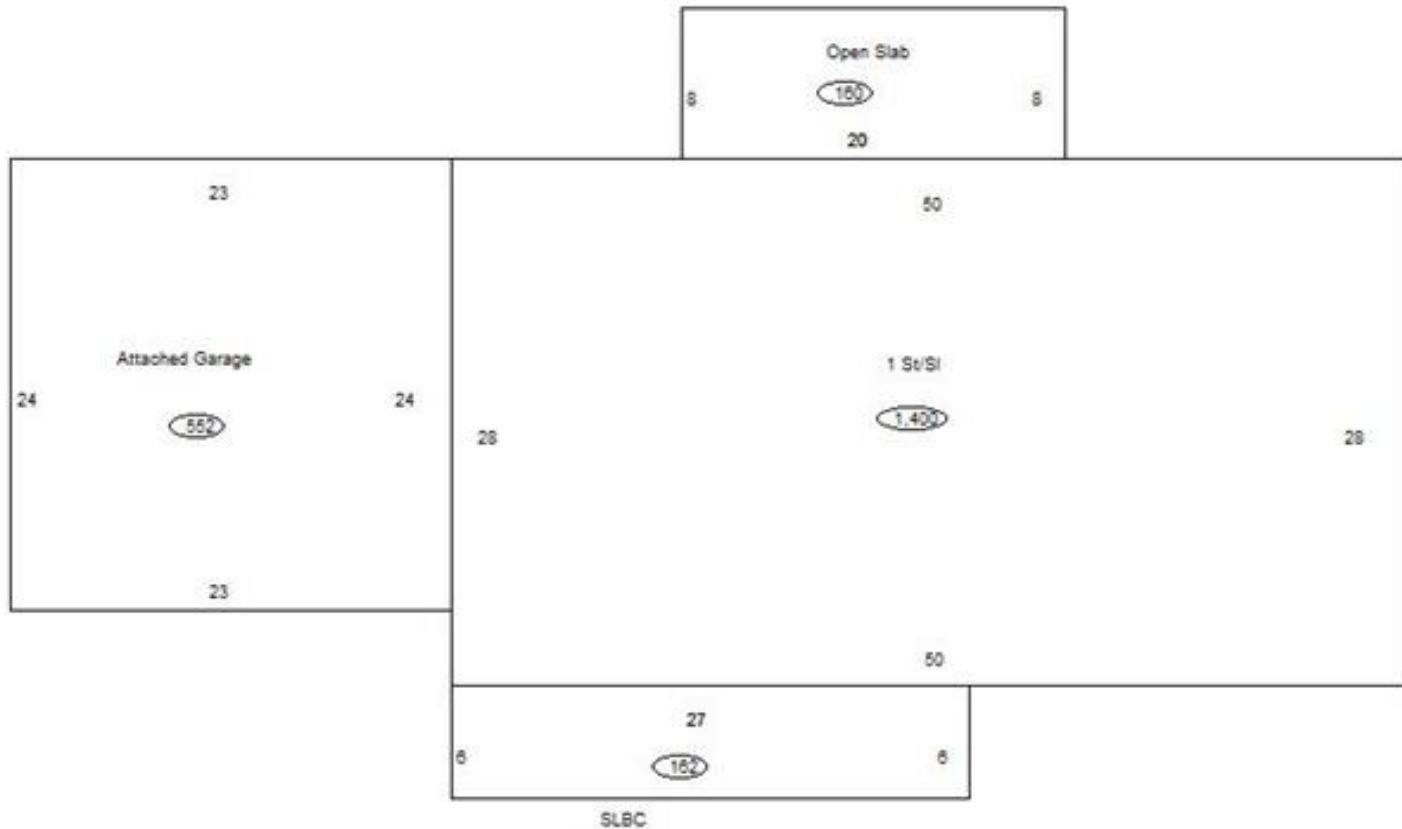
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Sketch Image

660016974



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,400	1.000	1,400
2	G	1		10	Attached Garage	552	1.000	552
3	M	PRCH		10	SLBC	162	1.000	162
4	M	PATO		10	Open Slab	160	1.000	160
Total Building Area						1,400		1,400



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			416
	Qual 2	Cond 3	Year 2006	Eff Age 15		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 416)		1,947		1,947	292	1,655
	DTGF DETACHED GARAGE FAIR		0x0x0			416
	Qual 2	Cond 3	Year 2006	Eff Age 15		
Valuation Summary		Modifier Total	RCN	Depr (34% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 416)		6,656		6,656	2,263	4,393