



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660016975 Parcel ID 000000-00-0-00114-006-0005 Cadastral ID 18-22-16-02200 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 45414 KURTH, NELSON D & PAULA S 10731 E CANYON OAKS RD CLAREMORE OK 74017-0716 Parcel Location Situs 10731 E CANYON OAKS RD Subdivision CANYON OAKS Lot/Block 0005 / 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: 36.38184357 -95.63705728																																																																																																																									
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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	18000	
Non-Ag Acres	1.2369	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,878.00 x 1.30 = 69,869	
Factor Value		
Adjustments	1.0000	
Lot Value	69,869	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,771 / 1,771
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,771
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	558 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	
Adjusted R	0.8445		
Indicated Value	224,832	126.95	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	250,580 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	109.00	Total Misc Impr	+	17,069	
Roofing Adj	+ 4.82	Garage Cost	+	17,354	
Subfloor Adj	+ -2.31	Total RCN	=	269,807	
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	75,546	
Plumbing Adj	+ 8.76	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	194,261	
Adj Base Cost	= 132.91	Lot Value	+	69,869	
Total Area	x 1,771	Indicated Value	=	264,130	
Adjusted Cost	= 235,384	Value Per SqFt		149.14	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	194,261		
Lot Value	69,869		
Indicated Value	264,130	149.14	Per SqFt
Agland Value			
Site Improvements	1,053		
Total Value	265,183	149.74	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	40981		138	138	26.50		3,657
PRCH	SLAB PORCH - COVERED	40982	25x12		300	25.99		7,797



Rogers

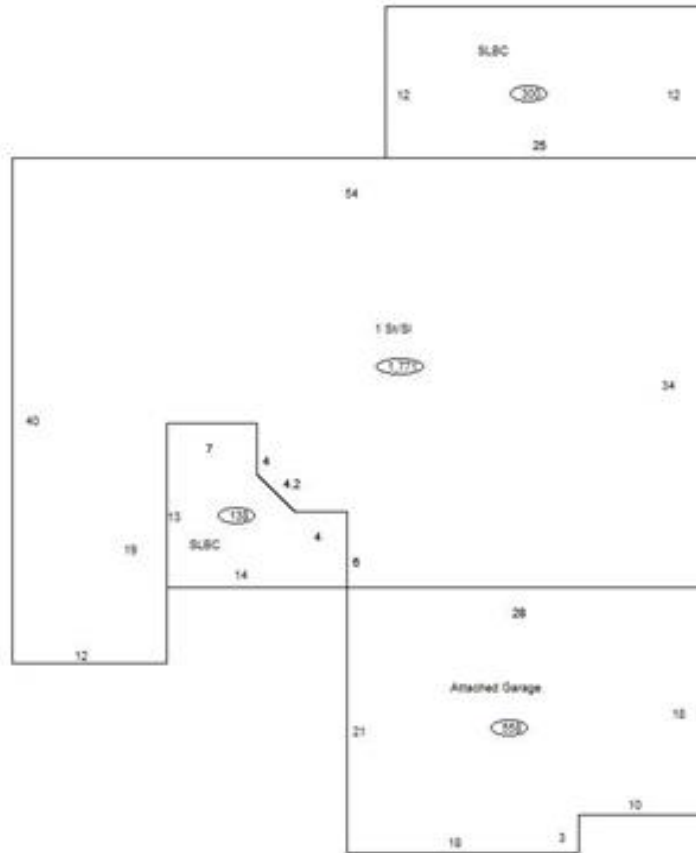
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Sketch Image

660016975



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,771	1.000	1,771
2	G	1		10	Attached Garage	558	1.000	558
3	M	PRCH		10	SLBC	138	1.000	138
4	M	PRCH		10	SLBC	300	1.000	300
Total Building Area						1,771		1,771



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	15x15x0			225
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x 225)		1,053			1,053	1,053