



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:32:52
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016976 Parcel ID 000000-00-0-00114-006-0006 Cadastral ID 18-22-16-02210 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 269266 BOYD, KAREN R 10606 E CANYON OAKS CT CLAREMORE OK 74017-0000 Parcel Location Situs 10606 CANYON OAKS CT Subdivision CANYON OAKS Lot/Block 0006 / 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: 36.38259939 -95.63713904 LOT 6 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 1.2687 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 55,265.00 x 1.28 = 70,770 Factor Value Adjustments 1.0000 Lot Value 70,770		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-1\IMG_003' 12/1/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,905 / 1,905
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,905
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	236,324 124.05 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	256,970 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	205,724
Lot Value	70,770
Indicated Value	276,494 145.14 Per SqFt
Agland Value	
Site Improvements	
Total Value	276,494 145.14 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.79	Total Misc Impr	+ 17,964				
Roofing Adj	+ 4.75	Garage Cost	+ 18,057				
Subfloor Adj	+ -2.24	Total RCN	= 285,728				
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 80,004				
Plumbing Adj	+ 8.14	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 205,724				
Adj Base Cost	= 131.08	Lot Value	+ 70,770				
Total Area	x 1,905	Indicated Value	= 276,494				
Adjusted Cost	= 249,707	Value Per SqFt	145.14				

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	40985		138	138	26.50		3,657
PRCH	SLAB PORCH - COVERED	40986	24x14		336	25.87		8,692



Rogers

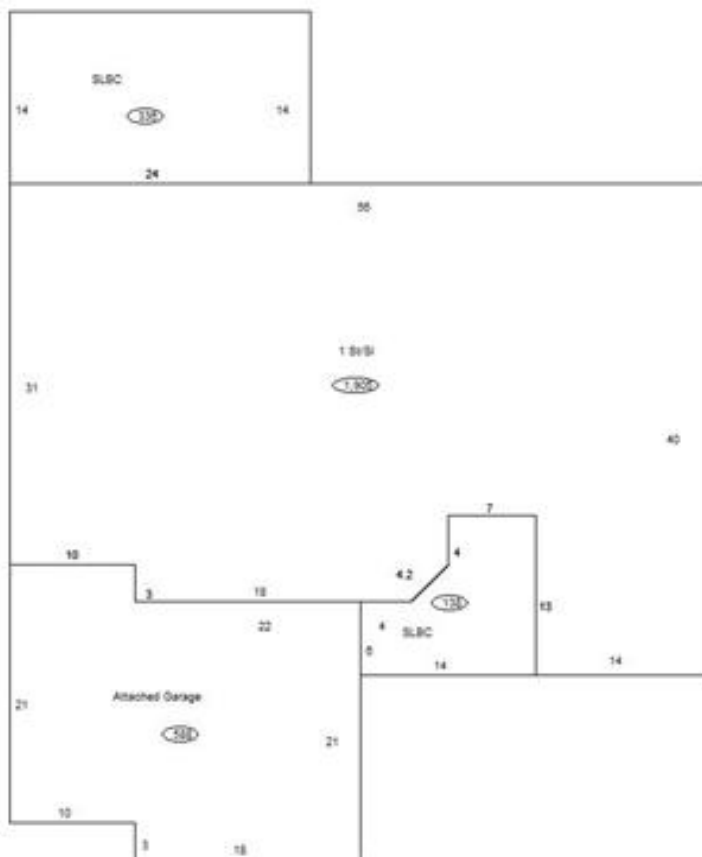
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Sketch Image

660016976



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,905	1.000	1,905
2	G	1		10	Attached Garage	588	1.000	588
3	M	PRCH		10	SLBC	138	1.000	138
4	M	PRCH		10	SLBC	336	1.000	336
Total Building Area						1,905		1,905