



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 660016978 Parcel ID 000000-00-0-00114-006-0008 Cadastral ID 18-22-16-02230 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 280437 KINCANNON, DIANAH LYNN & JAMES KRIS KINCANNON TRUSTEES KINCANNON TRUST 10692 E CANYON OAKS CT CLAREMORE OK 74017-0000																			
Parcel Location Situs 10692 CANYON OAKS CT Subdivision CANYON OAKS Lot/Block 0008 / 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: 36.38257934 -95.63570970					Building Permits														
LOT 8 BLOCK 6 CANYON OAKS					<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	/	KINCANNON, DIANAH LYNN &	07/23/2019	0	4										
H	Homestead	No	1,000		1397/51	TODD, GREGORY & SUSAN M	08/08/2002	162,500	YES										
					1204/244	BOOS BUILDERS INC	11/16/1999	157,000	Yes										
					1184/405	MANGELS, HARLEY E	07/28/1999	22,500	Yes										
					1112/308	J BAR J LAND & CATTLE LTD	05/04/1998	0	No										
					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	2003	Land Value	69,477	23,207	11%	2,553	Assessed	26,552	2,872.44										
Year Frozen	2016	Improvements	245,307	218,178		23,999	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0	Total Value	314,784	241,385		26,552	Total Taxable	25,552	2,778.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016978	KINCANNON, DIANAH LYNN &			10	305,229	1000	24,779	2,694.00										
2024	2024-660016978	KINCANNON, DIANAH LYNN &			10	312,599	1000	24,028	2,531.00										
2023	2023-660016978	KINCANNON, DIANAH LYNN &			10	234,232	1000	23,300	2,437.00										
2022	2022-660016978	KINCANNON, DIANAH LYNN			10	236,889	1000	22,592	2,352.00										
2021	2021-660016978	KINCANNON, DIANAH LYNN			10	214,656	1000	21,905	2,298.00										
2020	2020-660016978	KINCANNON, DIANAH LYNN			10	206,028	1000	21,237	2,260.00										
2019	2019-660016978	KINCANNON, DIANAH LYNN			10	196,271	0	21,590	2,241.00										
2018	2018-660016978	MCHENRY, JERRY L &			10	202,006	1000	20,317	2,195.00										
2017	2017-660016978	MCHENRY, JERRY L &			10	200,224	1000	20,317	2,323.00										
2016	2016-660016978	MCHENRY, JERRY L &			10	194,649	1000	20,317	2,118.00										
2015	2015-660016978	MCHENRY, JERRY L &			10	188,150	1000	19,697	1,943.00										
2014	2014-660016978	MCHENRY, JERRY L &			10	189,772	1000	19,157	1,886.00										
2013	2013-660016978	MCHENRY, JERRY L &			10	177,904	1000	18,569	1,769.00										



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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.223	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,276.00 x 1.30 = 69,477	
Factor Value		
Adjustments	1.0000	
Lot Value	69,477	

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	2,194 / 2,194
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,194
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	670 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20



\\tsclient\T\LOGAN\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	269,266	122.73	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	303,760 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.18	Total Misc Impr	+ 18,199				
Roofing Adj	+ 4.59	Garage Cost	+ 20,174				
Subfloor Adj	+ -2.19	Total RCN	= 317,647				
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 73,059				
Plumbing Adj	+ 7.07	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 244,588				
Adj Base Cost	= 127.29	Lot Value	+ 69,477				
Total Area	x 2,194	Indicated Value	= 314,065				
Adjusted Cost	= 279,274	Value Per SqFt	143.15				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	244,588		
Lot Value	69,477		
Indicated Value	314,065	143.15	Per SqFt
Agland Value			
Site Improvements	719		
Total Value	314,784	143.47	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	40994	8x4		32	26.83		859
PRCH	SLAB PORCH - COVERED	40995	46x10		460	25.49		11,725



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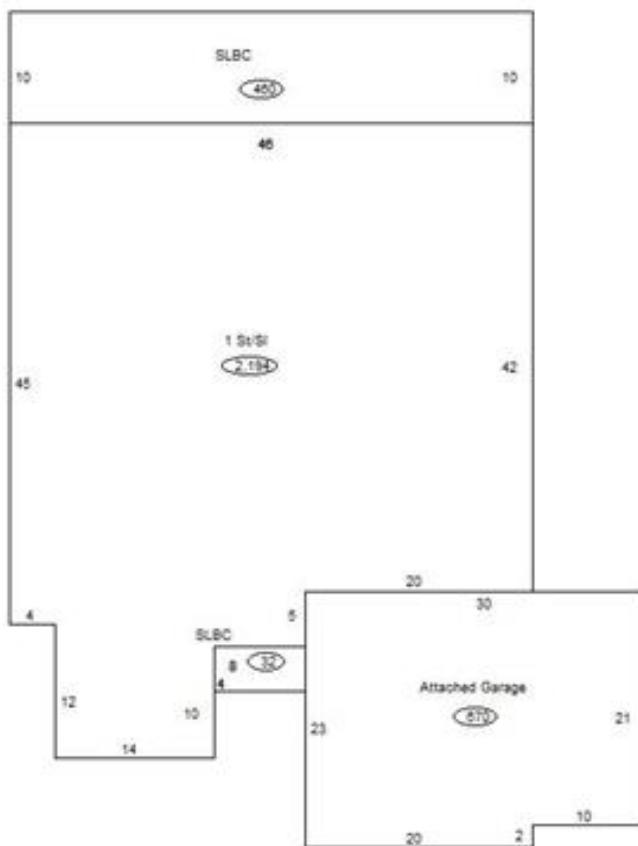
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Sketch Image

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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	2,194	1.000	2,194
2	G	1		13	Attached Garage	670	1.000	670
3	M	PRCH		13	SLBC	32	1.000	32
4	M	PRCH		13	SLBC	460	1.000	460
Total Building Area						2,194		2,194



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		12x16x0			192
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary Base Cost (4.68 x 192) 899		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	CPS CARPORT SLAB		0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (7.32 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD