



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 660016979 Parcel ID 000000-00-0-00114-006-0009 Cadastral ID 18-22-16-02240 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 327280 SMITH, JAMES DAVID & LIZETT ELENA 10722 E CANYON OAKS CT CLAREMORE OK 74017-0000 Parcel Location Situs 10722 CANYON OAKS CT Subdivision CANYON OAKS Lot/Block 0009 / 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: 36.38257899 -95.63501080																																																										
Building Permits					<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 colspan="5"> </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																																																	
LOT 9 BLOCK 6 CANYON OAKS					/	WHITE, DAVID & CONNIE	04/05/2019	217,000	YES																																																	
					1429/638	PUGH, RANDY ALAN &	11/22/2002	156,500	YES																																																	
					999/187	HINSON, JOHN CONSTRUCTION	08/15/1995	117,500	Yes																																																	
					985/820	J BAR J LAND & CATTLE LTD	04/04/1995	12,500	No																																																	
					943/759	HISAW, JACK E &	01/20/1994	196,000	No																																																	
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value</td> <td>68,959</td> <td>34,118</td> <td>11%</td> <td>3,753</td> <td>Assessed</td> <td>30,434</td> <td>3,292.40</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>244,043</td> <td>242,553</td> <td></td> <td>26,681</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>313,002</td> <td>276,671</td> <td></td> <td>30,434</td> <td>Total Taxable</td> <td>30,434</td> <td>3,292.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2020	Land Value	68,959	34,118	11%	3,753	Assessed	30,434	3,292.40	Year Frozen	0	Improvements	244,043	242,553		26,681	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	313,002	276,671		30,434	Total Taxable	30,434	3,292.00
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Assessment History																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660016979	SMITH, JAMES DAVID &	10	307,125	0	28,984	3,135.00																																																			
2024	2024-660016979	SMITH, JAMES DAVID &	10	315,089	0	27,604	2,891.00																																																			
2023	2023-660016979	SMITH, JAMES DAVID &	10	239,000	0	26,290	2,734.00																																																			
2022	2022-660016979	SMITH, JAMES DAVID &	10	244,699	0	26,187	2,710.00																																																			
2021	2021-660016979	SMITH, JAMES DAVID &	10	226,729	0	24,940	2,600.00																																																			
2020	2020-660016979	SMITH, JAMES DAVID &	10	216,666	0	23,834	2,521.00																																																			
2019	2019-660016979	SMITH, JAMES DAVID &	10	200,359	0	22,039	2,287.00																																																			
2018	2018-660016979	WHITE, DAVID & CONNIE	10	206,456	0	22,710	2,438.00																																																			
2017	2017-660016979	WHITE, DAVID & CONNIE	10	204,662	0	22,513	2,560.00																																																			
2016	2016-660016979	WHITE, DAVID & CONNIE	10	198,919	0	21,881	2,265.00																																																			
2015	2015-660016979	WHITE, DAVID & CONNIE	10	192,284	0	21,151	2,073.00																																																			
2014	2014-660016979	WHITE, DAVID & CONNIE	10	193,932	0	21,022	2,056.00																																																			
2013	2013-660016979	WHITE, DAVID & CONNIE	10	182,006	0	20,021	1,894.00																																																			



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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2047 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 52,478.00 x 1.31 = 68,959 Factor Value Adjustments 1.0000 Lot Value 68,959		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,851 / 2,635
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,851
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	558 Attached Garage - Unfinished 2 Stalls
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	
Adjusted R	0.8445		
Indicated Value	286,216	108.62	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	330,870		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.40	Total Misc Impr	+ 18,016				
Roofing Adj	+ 3.36	Garage Cost	+ 17,354				
Subfloor Adj	+ -1.60	Total RCN	= 338,948				
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 94,905				
Plumbing Adj	+ 7.41	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 244,043				
Adj Base Cost	= 115.21	Lot Value	+ 68,959				
Total Area	x 2,635	Indicated Value	= 313,002				
Adjusted Cost	= 303,578	Value Per SqFt	118.79				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	244,043		
Lot Value	68,959		
Indicated Value	313,002	118.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	313,002	118.79	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	40998		138	138	26.50		3,657
PRCH	SLAB PORCH - COVERED	40999	26x13		338	25.87		8,744



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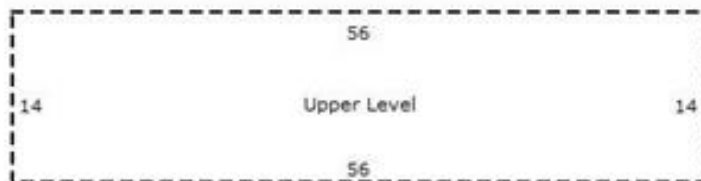
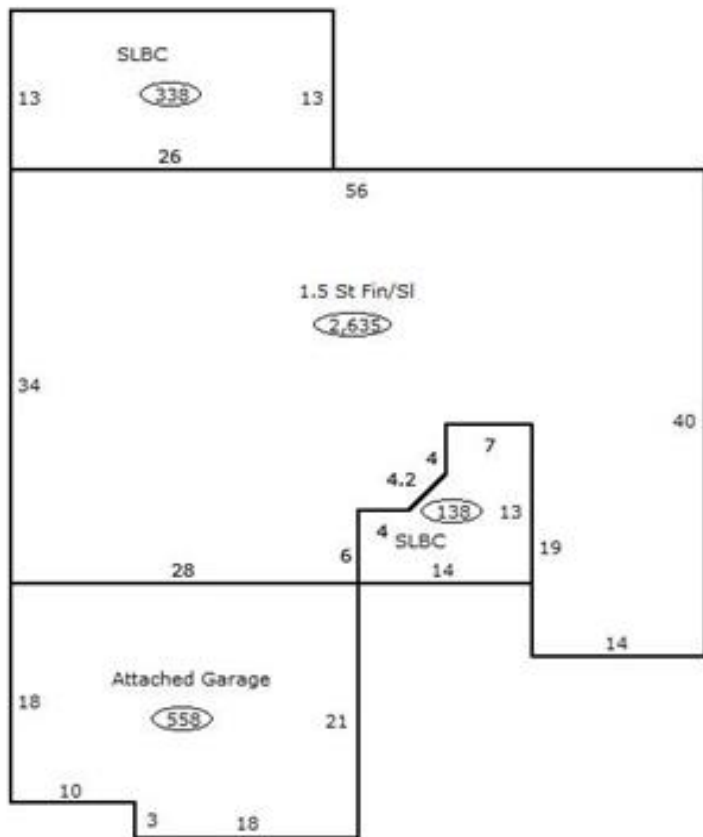
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,851	1.424	2,635
2	G	1		13	Attached Garage	558	1.000	558
3	M	PRCH		13	SLBC	138	1.000	138
4	M	PRCH		13	SLBC	338	1.000	338
5	U	^UL	Overhang	13	Upper Level	784	1.000	784
Total Building Area						1,851		2,635