



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data   |                         |                     |                     | Primary Image   |                    |                              |                   |                      |                    |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
|---|-------------------------|---------------------|---------------------|---|--------------------|------------------------------|-------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|-----|-----------------------|---------|---------|--|-----|-------------------------|---------|---------|--------|
| <b>Account</b> 660016980<br><b>Parcel ID</b> 000000-00-0-00114-006-0010<br><b>Cadastral ID</b> 18-22-16-02250<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RRP VI Area 1<br><b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE<br><b>Name ID</b> 349525<br>HEARD, THOMAS & KAMEESHA<br><br>10922 E CANYON OAKS BLVD<br>CLAREMORE OK 74017-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 10922 CANYON OAKS BLVD<br><b>Subdivision</b> CANYON OAKS<br><b>Lot/Block</b> 0010 / 0006 <b>Parcel Size</b> 1 - Lots<br><b>Sec/Twn/Rng</b> 18 / 22 / 16 / 5<br><b>Neighborhood</b> 1151 - R-V01,4-NW OOLOGAH<br><b>School District</b> S004 - OOLOGAH SCHOOLS |                         |                     |                     |   |                    |                              |                   |                      |                    |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| <b>Legal Description</b> Lat/Long: 36.38258617 -95.63433388   |                         |                     |                     | <b>Building Permits</b>   |                    |                              |                   |                      |                    |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| LOT 10 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>R21</td> <td>R22- NEW CONCRETE PAD</td> <td>07/2021</td> <td>12/2021</td> <td></td> </tr> <tr> <td>R20</td> <td>R20- FULL RMA PER OWNER</td> <td>12/2018</td> <td>09/2019</td> <td>60,000</td> </tr> </tbody> </table> |                    |                              |                   |                      |                    | Number | Description | Opened | Closed | Amount | R21 | R22- NEW CONCRETE PAD | 07/2021 | 12/2021 |  | R20 | R20- FULL RMA PER OWNER | 12/2018 | 09/2019 | 60,000 |
| Number  | Description             | Opened              | Closed              | Amount  |                    |                              |                   |                      |                    |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| R21   | R22- NEW CONCRETE PAD   | 07/2021             | 12/2021             |   |                    |                              |                   |                      |                    |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| R20   | R20- FULL RMA PER OWNER | 12/2018             | 09/2019             | 60,000  |                    |                              |                   |                      |                    |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| <b>Exemptions</b>   |                         |                     |                     | <b>Sale History</b>   |                    |                              |                   |                      |                    |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| <b>Code</b>   | <b>Type</b>             | <b>Active</b>       | <b>Maximum</b>      | <b>Exemption</b>  | <b>Bk/Pg</b>       | <b>Grantor</b>               | <b>Date</b>       | <b>Price</b>         | <b>Code</b>        |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
|   |                         |                     |                     |   | /                  | HIGHTOWER, TREY              | 02/27/2026        | 310,000              | YES                |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
|   |                         |                     |                     |   | /                  | R&J VENTURES INC             | 10/02/2019        | 190,000              | YES                |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
|   |                         |                     |                     |   | 2722/785           | WELLS FARGO BANK NA          | 06/29/2018        | 91,000               | 3                  |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
|   |                         |                     |                     |   | 2658/176           | MILLER, LAURA &              | 08/30/2017        | 0                    | 10                 |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
|   |                         |                     |                     |   | 1663/336           | JOHNSON, ALLEN LEROY & ILA-F | 03/11/2005        | 135,000              | YES                |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
|   |                         |                     |                     |   | 1280/866           | WILSON, LISA K (LONG)        | 04/05/2001        | 132,500              | YES                |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| <b>Parcel Valuation</b>   |                         |                     |                     |   |                    |                              |                   |                      |                    |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| <b>Source</b>   | <b>REAL</b>             |                     | <b>Fair Cash</b>    | <b>Capped</b>   | <b>Asmnt Level</b> | <b>Assessed</b>              | <b>Levy Rate</b>  | 108.182              | <b>Current Tax</b> |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| <b>Remove Cap</b>   | 2027                    |                     | <b>Land Value</b>   | 71,061  | 27,858             | 11%                          | 3,064             | <b>Assessed</b>      | 30,089             |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| <b>Year Frozen</b>  | 0                       |                     | <b>Improvements</b> | 262,072   | 245,683            |                              | 27,025            | <b>Penalty</b>       | 0                  |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| <b>Uncapped Value</b>   | 0                       |                     | <b>Mobile Home</b>  | 0   | 0                  |                              | 0                 | <b>Exemption</b>     | 0                  |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| <b>TIF Project ID</b>   | 0                       |                     | <b>Total Value</b>  | 333,133   | 273,541            |                              | 30,089            | <b>Total Taxable</b> | 30,089             |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| <b>Assessment History</b>   |                         |                     |                     |   |                    |                              |                   |                      |                    |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| <b>Tax Year</b>   | <b>Statement Number</b> | <b>Billed Owner</b> |                     |   | <b>Tax Area</b>    | <b>Total Value</b>           | <b>Exemptions</b> | <b>Taxable Value</b> | <b>Billed Tax</b>  |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| 2025  | 2025-660016980          | HIGHTOWER, TREY     |                     |   | 10                 | 320,432                      | 0                 | 28,656               | 3,101.00           |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| 2024  | 2024-660016980          | HIGHTOWER, TREY     |                     |   | 10                 | 337,132                      | 0                 | 27,292               | 2,858.00           |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| 2023  | 2023-660016980          | HIGHTOWER, TREY     |                     |   | 10                 | 246,791                      | 0                 | 25,993               | 2,703.00           |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| 2022  | 2022-660016980          | HIGHTOWER, TREY     |                     |   | 10                 | 246,667                      | 0                 | 24,755               | 2,563.00           |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| 2021  | 2021-660016980          | HIGHTOWER, TREY     |                     |   | 10                 | 195,780                      | 0                 | 21,536               | 2,245.00           |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| 2020  | 2020-660016980          | HIGHTOWER, TREY     |                     |   | 10                 | 187,483                      | 0                 | 20,623               | 2,182.00           |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| 2019  | 2019-660016980          | R&J VENTURES INC    |                     |   | 10                 | 92,502                       | 0                 | 10,175               | 1,056.00           |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| 2018  | 2018-660016980          | R&J VENTURES INC    |                     |   | 10                 | 164,653                      | 0                 | 18,112               | 1,945.00           |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| 2017  | 2017-660016980          | WELLS FARGO BANK NA |                     |   | 10                 | 163,167                      | 17747             |                      | 232.00             |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| 2016  | 2016-660016980          | MILLER, LAURA &     |                     |   | 10                 | 158,735                      | 17230             |                      | 243.00             |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| 2015  | 2015-660016980          | MILLER, LAURA &     |                     |   | 10                 | 154,388                      | 16728             |                      | 216.00             |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| 2014  | 2014-660016980          | MILLER, LAURA &     |                     |   | 10                 | 154,891                      | 16241             |                      | 191.00             |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |
| 2013  | 2013-660016980          | MILLER, LAURA &     |                     |   | 10                 | 145,219                      | 15768             |                      | 181.00             |        |             |        |        |        |     |                       |         |         |  |     |                         |         |         |        |



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## Assessment Property Record Card for Tax Year 2026

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| Lot Data   | Square-Foot - NBHD 1151 #1 | Primary Image |
|--|----------------------------|---------------|
| <b>Lot Size</b><br><b>Lot Count</b><br><b>Units Buildable</b> 18000<br><b>Non-Ag Acres</b> 1.279<br><b>Topography</b><br><b>Street Access</b><br><b>Utilities</b><br><b>Amenities</b> LAND QUALITY 0<br>0<br><b>Method</b> Square-Foot<br><b>Base Lot Value</b> 55,712.00 x 1.28 = 71,061<br><b>Factor Value</b><br><b>Adjustments</b> 1.0000<br><b>Lot Value</b> 71,061 |                            |               |

| Residential Data       |   |
|------------------------|---|
| <b>Type</b>            | 1 Single Family Residence                   |
| <b>Condition</b>       | 3 - Average                                 |
| <b>Quality</b>         | 3 - Average                                 |
| <b>Architecture</b>    |   |
| <b>Style</b>           | 100% One Story                              |
| <b>Exterior Wall</b>   | 50% Veneer, Masonry 50% Frame, Siding, Wood |
| <b>Base/Total Area</b> | 1,845 / 1,845                               |
| <b>Style</b>           | 100% One Story                              |
| <b>HVAC</b>            | 100% Warmed & Cooled Air                    |
| <b>Roof Cover</b>      | 1 Composition Shingle                       |
| <b>Area on Slab</b>    | 1,845                                       |
| <b>Fixture/RghIn</b>   | 16 /  |
| <b>Bed/F/H Bath</b>    | 3 / 2.0 /                                   |
| <b>Basement Area</b>   |   |
| <b>Garage Type</b>     | 399 Attached Garage - Unfinished            |
| <b>Remodel</b>         | RMA -                                       |
| <b>Year/Eff Age</b>    | 1995 / 15                                   |



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| GRM Approach           |      |
|------------------------|------|
| <b>GRM Code</b>        |      |
| <b>Gross Rent</b>      | 0.00 |
| <b>Indicated Value</b> |      |

| Multiple Regression    |         |        |          |
|------------------------|---------|--------|----------|
| <b>MRA Code</b>        | 1       | Test   |          |
| <b>Adusted R</b>       | 0.8445  |        |          |
| <b>Indicated Value</b> | 249,384 | 135.17 | Per SqFt |

| Direct Comparables      |         |                  |          |
|-------------------------|---------|------------------|----------|
| <b>Selection Model</b>  | A       | Adam Test        |          |
| <b>Adjustment Model</b> | 1       | 2022 Residential |          |
| <b>Comparables</b>      | 1       |                  |          |
| <b>Indicated Value</b>  | 116,990 |                  | Per SqFt |

| Cost Approach        |           |                            |           | Manual : 01/2025 |  |  |  |
|----------------------|-----------|----------------------------|-----------|------------------|--|--|--|
| <b>Base Cost</b>     | 105.17    | <b>Total Misc Impr</b>     | + 8,592   |                  |  |  |  |
| <b>Roofing Adj</b>   | + 4.78    | <b>Garage Cost</b>         | + 13,558  |                  |  |  |  |
| <b>Subfloor Adj</b>  | + -2.28   | <b>Total RCN</b>           | = 266,317 |                  |  |  |  |
| <b>Heat/Cool Adj</b> | + 12.64   | <b>Depreciation ( 16%)</b> | - 42,611  |                  |  |  |  |
| <b>Plumbing Adj</b>  | + 12.03   | <b>Lump Sums</b>           | + 2,833   |                  |  |  |  |
| <b>Basement Adj</b>  | + 0.00    | <b>RCNLD</b>               | = 226,539 |                  |  |  |  |
| <b>Adj Base Cost</b> | = 132.34  | <b>Lot Value</b>           | + 71,061  |                  |  |  |  |
| <b>Total Area</b>    | x 1,845   | <b>Indicated Value</b>     | = 297,600 |                  |  |  |  |
| <b>Adjusted Cost</b> | = 244,167 | <b>Value Per SqFt</b>      | 161.30    |                  |  |  |  |

| Value Reconciliation     |               |        |                      |
|--------------------------|---------------|--------|----------------------|
| <b>Selected Approach</b> | Cost Approach |        |                      |
| <b>Improvements</b>      | 226,539       |        |                      |
| <b>Lot Value</b>         | 71,061        |        |                      |
| <b>Indicated Value</b>   | 297,600       | 161.30 | Per SqFt             |
| <b>Agland Value</b>      |               |        |                      |
| <b>Site Improvements</b> | 35,533        |        |                      |
| <b>Total Value</b>       | 333,133       | 180.56 | 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            | 41003     | 14x8  |      | 112   | 26.58     |      | 2,977 |
| WODO                       | WOOD DECK - OPEN                | 41004     | 12x12 |      | 144   | 24.88     | 65%  | 1,254 |
| WODO                       | WOOD DECK - OPEN                | 144577    | 19x11 |      | 209   | 21.59     | 65%  | 1,579 |



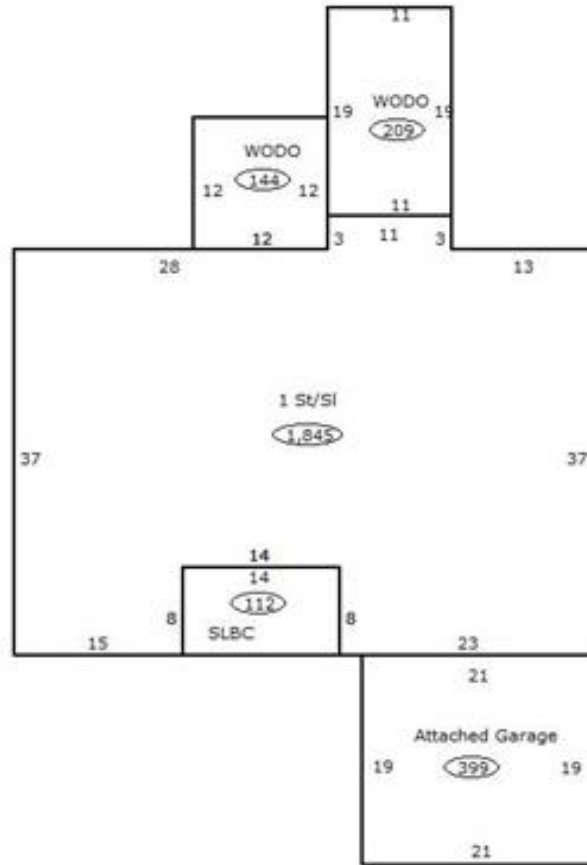
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Sketch Image

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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         | 1,845     | 1.000      | 1,845      |
| 2                          | G    | 1    |            | 13    | Attached Garage | 399       | 1.000      | 399        |
| 3                          | M    | PRCH |            | 13    | SLBC            | 112       | 1.000      | 112        |
| 4                          | M    | WODO |            | 13    | WODO            | 144       | 1.000      | 144        |
| 5                          | M    | WODO |            | 13    | WODO            | 209       | 1.000      | 209        |
| <b>Total Building Area</b> |      |      |            |       |                 | 1,845     |            | 1,845      |



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### Outbuildings/Site Improvements

| Building Image   | Code   | Description               | Dimensions            | Floor        | Roofing                         | Total Units  |
|--|--------|---------------------------|-----------------------|--------------|---------------------------------|--------------|
|  | UTIL   | Shop Building             | 40x30x0               |              |                                 | 1,200        |
|  | Qual 2 | Cond 3                    | Year 2021             | Eff Age 4    |                                 |              |
|  |        | <b>Valuation Summary</b>  | <b>Modifier Total</b> | <b>RCN</b>   | <b>Depr (7% Phys/ % Func)</b>   | <b>RCNLD</b> |
|  |        | Base Cost (31.84 x 1,200) | 38,208                | 38,208       | 2,675                           | 35,533       |
|  | STF    | STG FAIR                  | 12x20x0               |              |                                 | 240          |
|  | Qual 2 | Cond 3                    | Year                  | Eff Age 1520 |                                 |              |
|  |        | <b>Valuation Summary</b>  | <b>Modifier Total</b> | <b>RCN</b>   | <b>Depr (100% Phys/ % Func)</b> | <b>RCNLD</b> |
|  |        | Base Cost (4.68 x 240)    | 1,123                 | 1,123        | 1,123                           |              |