



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:33:00
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016989 Parcel ID 000000-00-0-00114-008-0002 Cadastral ID 18-22-16-02340 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 267068 BUCK, TERRY L 10982 E CANYON OAKS RD CLAREMORE OK 74017-0000 Parcel Location Situs 10982 E CANYON OAKS RD Subdivision CANYON OAKS Lot/Block 0002 / 0008 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: 36.38105706 -95.63339708																																																																																																																									
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 Page 2

Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size Lot Count Units Buildable 18000 Non-Ag Acres 1.3894 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 60,522.00 x 1.23 = 74,187 Factor Value Adjustments 1.0000 Lot Value 74,187		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	2,238 / 2,874
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,238
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	800 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 344,113 119.73 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 351,520 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.71	Total Misc Impr	+ 16,476	Roofing Adj	+ 3.57	Garage Cost	+ 23,832
Subfloor Adj	+ -1.70	Total RCN	= 353,631	Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 88,408
Plumbing Adj	+ 6.80	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 265,223
Adj Base Cost	= 109.02	Lot Value	+ 74,187	Total Area	x 2,874	Indicated Value	= 339,410
		Value Per SqFt	118.10	Adjusted Cost	= 313,323		

Value Reconciliation
Selected Approach Cost Approach Improvements 265,223 Lot Value 74,187 Indicated Value 339,410 118.10 Per SqFt Agland Value Site Improvements 15,117 Total Value 354,527 123.36 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	41040		262	262	26.11		6,841
PRCH	SLAB PORCH - COVERED	41041		19x8	152	26.45		4,020

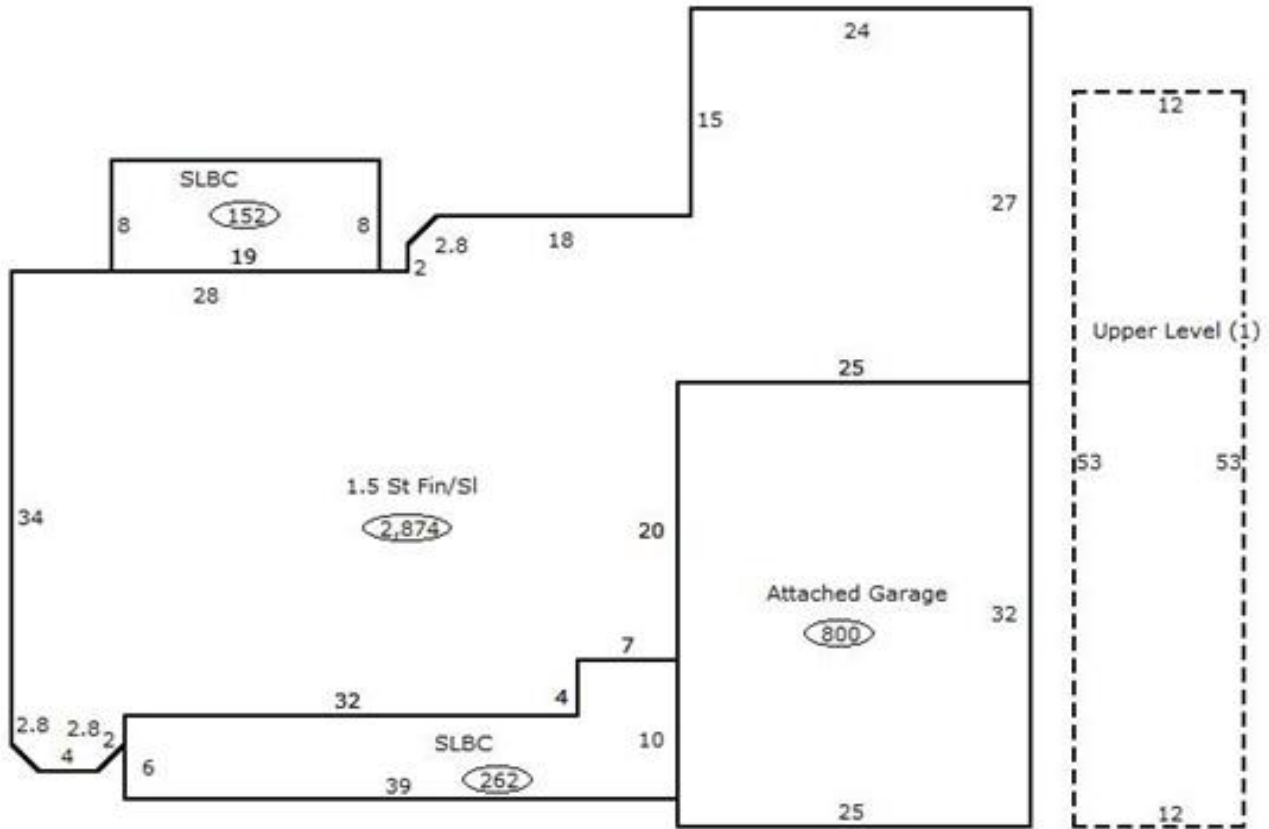


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 Page 3

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/Sl	2,238	1.284	2,874
2	G	1		13	Attached Garage	800	1.000	800
3	M	PRCH		13	SLBC	262	1.000	262
4	M	PRCH		13	SLBC	152	1.000	152
5	U	^UL		13	Upper Level (1)	636	1.000	636
Total Building Area						2,238		2,874



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 Page 4

660016989

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x24x0			576
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary Base Cost (28.22 x 576) 16,255		Modifier Total 16,255	RCN 16,255	Depr (7% Phys/ % Func) 1,138	RCNLD 15,117
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD