



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	660016991													
Parcel ID	22N16E-18-4-00000-000-0000													
Cadastral ID	18-22-16-02500													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	276333													
MILLER, JOHN A & NANCY L														
15890 CANYON OAKS LN CLAREMORE OK 74017-0000														
Parcel Location														
Situs	15890 S CANYON OAKS LN													
Subdivision														
Lot/Block	/	Parcel Size	1.51 - Acres											
Sec/Twn/Rng	18 / 22 / 16 / 4													
Neighborhood	6030 - UNPLATTED													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.38251209 -95.63808358														
TR IN W2 SE DESCR: BEG SE/C SE ; S 89-52-12 W ALG S/L SE 1636 98'; N 805.68' TO POB; N 69- 26-40 E 247.45' TO WLY ROW/L RD; NWLY ALG CURVE TO LEFT 212.53'; N 31-57-58 W 57.15'; S 58-02-02 W 300'; S 31-57-58 W 300'; S 31-57-58 E 210 TO POB														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1275/785	LANE, LARRY H & BARBARA D	03/02/2001	162,000	YES					
					871/225	SELLER	01/07/1992	13,500	No					
					869/34		02/12/1990	7,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	2002	Land Value	58,632	28,511	11%	3,136	Assessed	30,381	3,286.66					
Year Frozen	0	Improvements	285,725	247,679		27,245	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-95.00					
TIF Project ID	0	Total Value	344,357	276,190		30,381	Total Taxable	29,381	3,192.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016991	MILLER, JOHN A & NANCY L	10	333,744	1000	28,496	3,096.00							
2024	2024-660016991	MILLER, JOHN A & NANCY L	10	353,150	1000	27,637	2,908.00							
2023	2023-660016991	MILLER, JOHN A & NANCY L	10	261,158	1000	26,803	2,802.00							
2022	2022-660016991	MILLER, JOHN A & NANCY L	10	263,665	1000	25,993	2,704.00							
2021	2021-660016991	MILLER, JOHN A & NANCY L	10	245,744	1000	25,207	2,641.00							
2020	2020-660016991	MILLER, JOHN A & NANCY L	10	241,239	1000	24,443	2,599.00							
2019	2019-660016991	MILLER, JOHN A & NANCY L	10	224,570	1000	23,702	2,474.00							
2018	2018-660016991	MILLER, JOHN A & NANCY L	10	231,341	1000	24,447	2,639.00							
2017	2017-660016991	MILLER, JOHN A & NANCY L	10	228,976	1000	24,151	2,759.00							
2016	2016-660016991	MILLER, JOHN A & NANCY L	10	222,980	1000	23,418	2,439.00							
2015	2015-660016991	MILLER, JOHN A & NANCY L	10	215,525	1000	22,707	2,238.00							
2014	2014-660016991	MILLER, JOHN A & NANCY L	10	219,557	1000	22,334	2,197.00							
2013	2013-660016991	MILLER, JOHN A & NANCY L	10	206,377	1000	21,655	2,060.00							



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Lot Data		Square-Foot - UNPLATTED (ACRES)		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.5927							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	69,380.00 x .85 = 58,632							
Factor Value								
Adjustments	1.0000							
Lot Value	58,632							
Residential Data				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-3\IMG_002I 12/5/2022</p>				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	3.5 - Average			Gross Rent 0.00				
Architecture				Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	100% Veneer, Masonry			MRA Code 1 Test				
Base/Total Area	2,875 / 2,875			Adusted R 0.8445				
Style	100% One Story			Indicated Value 300,967 104.68 Per SqFt				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model 1 Res				
Area on Slab	2,875			Adjustment Model A2 AO Test				
Fixture/RghIn	11 /			Comparables				
Bed/F/H Bath	3 / 2.0 /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements 272,901				
Year/Eff Age	1994 / 24			Lot Value 58,632				
Cost Approach		Manual : 01/2025		Indicated Value 331,533 115.32 Per SqFt				
Base Cost	105.90	Total Misc Impr	+ 10,325	Agland Value				
Roofing Adj	+ 5.05	Garage Cost	+ 379,418	Site Improvements 12,824				
Subfloor Adj	+ -3.22	Total RCN	= 110,031	Total Value 344,357 119.78 Total Value Per SqFt				
Heat/Cool Adj	+ 14.47	Depreciation (29%)	- 3,514					
Plumbing Adj	+ 6.18	Lump Sums	+ 272,901					
Basement Adj	+ 0.00	RCNLD	= 58,632					
Adj Base Cost	= 128.38	Lot Value	+ 331,533					
Total Area	x 2,875	Indicated Value	= 115.32					
Adjusted Cost	= 369,093	Value Per SqFt						
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	41049		134	134	29.07		3,895
WODO	WOOD DECK - OPEN	41050		306	306	19.14	40%	3,514



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			384	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 384)		1,797		1,797	1,527	270
	GRDT	GARAGE - DETACHED	0x0x0			550	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
	Base Cost (28.53 x 550)		15,692		15,692	3,138	12,554