



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 660017632 Parcel ID 22N16E-19-1-00000-000-0000 Cadastral ID 19-22-16-02600 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 322715 ROULEAU, C TRUST 10681 E 445 RD CLAREMORE OK 74017-0000 Parcel Location Situs 10681 E 445 RD Subdivision Lot/Block / Parcel Size 13.71 - Acres Sec/Twn/Rng 19 / 22 / 16 / 1 Neighborhood 6030 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-07\IMG_00: 12/9/2022</p>																																																											
Legal Description Lat/Long: 36.37488972 -95.63824330																																																																
TR DESC 2022-011069 ASBEG SW/C E2 SW NE; N01.2349W 550.07' TO POB; N89.1322E 303.64'; N01.2507W 18.83'; N88.2912E 193'; S01 2507E 565'; N88.2912E 162'; N01.2507W 1325.47'; S88.2814W 658.33'; S01.2349E 775.21' 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	/	ROULEAU, C TRUST	06/27/2022	0	4																																																							
					2664/434	COLLINS, CYNTHIA K	09/26/2017	0	4																																																							
					1664/704	CORPARK 5 LLC	03/21/2005	335,000	YES																																																							
					1602/744	KUBALA, KRISTY KAY & TOM	07/08/2004	255,500	YES																																																							
					1203/18	KUBALA, TOM E &	11/23/1999	0	No																																																							
					1169/329	YORK, GEORGE E	05/05/1999	60,000	Yes																																																							
Parcel Valuation																																																																
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																																																							
Remove Cap	2006	Land Value	1,958	1,958	11%	215	Assessed	38,356	4,149.41																																																							
Year Frozen	2026	Improvements	459,117	346,738		38,141	Penalty	0																																																								
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00																																																							
TIF Project ID	0	Total Value	461,075	348,696		38,356	Total Taxable	37,356	4,055.00																																																							
Assessment History																																																																
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																							
2025	2025-660017632	ROULEAU, C TRUST			10	384,100	1000	36,239	3,935.00																																																							
2024	2024-660017632	ROULEAU, C TRUST			10	365,414	1000	35,155	3,696.00																																																							
2023	2023-660017632	ROULEAU, C TRUST			10	342,447	1000	34,101	3,560.00																																																							
2022	2022-660017632	ROULEAU, C TRUST			10	349,221	1000	33,079	3,437.00																																																							
2021	2021-660017632	ROULEAU, C TRUST			10	305,194	1000	32,086	3,359.00																																																							
2020	2020-660017632	ROULEAU, C TRUST			10	299,429	1000	31,123	3,306.00																																																							
2019	2019-660017632	ROULEAU, C TRUST			10	283,525	1000	30,187	3,147.00																																																							
2018	2018-660017632	ROULEAU, C TRUST			10	293,411	1000	31,275	3,372.00																																																							
2017	2017-660017632	COLLINS, CYNTHIA K			10	289,328	1000	30,630	3,496.00																																																							
2016	2016-660017632	COLLINS, CYNTHIA K			10	281,658	1000	29,709	3,090.00																																																							
2015	2015-660017632	COLLINS, CYNTHIA K			10	276,391	1000	28,815	2,836.00																																																							
2014	2014-660017632	COLLINS, CYNTHIA K			10	281,269	1000	27,947	2,746.00																																																							
2013	2013-660017632	COLLINS, CYNTHIA K			10	265,046	1000	27,104	2,576.00																																																							



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		<p style="text-align: right; color: orange;">12/07/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-07\IMG_00: 12/9/2022</p>
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,142 / 3,824
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2001 / 19

Cost Approach				Manual : 01/2025			
Base Cost	89.34	Total Misc Impr	+ 33,943				
Roofing Adj	+ 3.92	Garage Cost	+ 33,943				
Subfloor Adj	+ 0.00	Total RCN	= 478,139				
Heat/Cool Adj	+ 16.31	Depreciation (22%)	- 105,191				
Plumbing Adj	+ 6.59	Lump Sums	+ 14,076				
Basement Adj	+ 0.00	RCNLD	= 387,024				
Adj Base Cost	= 116.16	Lot Value	+ 387,024				
Total Area	x 3,824	Indicated Value	= 387,024				
Adjusted Cost	= 444,196	Value Per SqFt	101.21				



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	387,024		
Lot Value			
Indicated Value	387,024	101.21	Per SqFt
Agland Value	1,958		
Site Improvements	72,093		
Total Value	461,075	120.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123478	887		887	30.10		26,699
BALW	BALCONY - WOOD	123479	400		400	35.19		14,076
FPR1	Fireplace - Residential 1 Story		1		1	7,243.87		7,244



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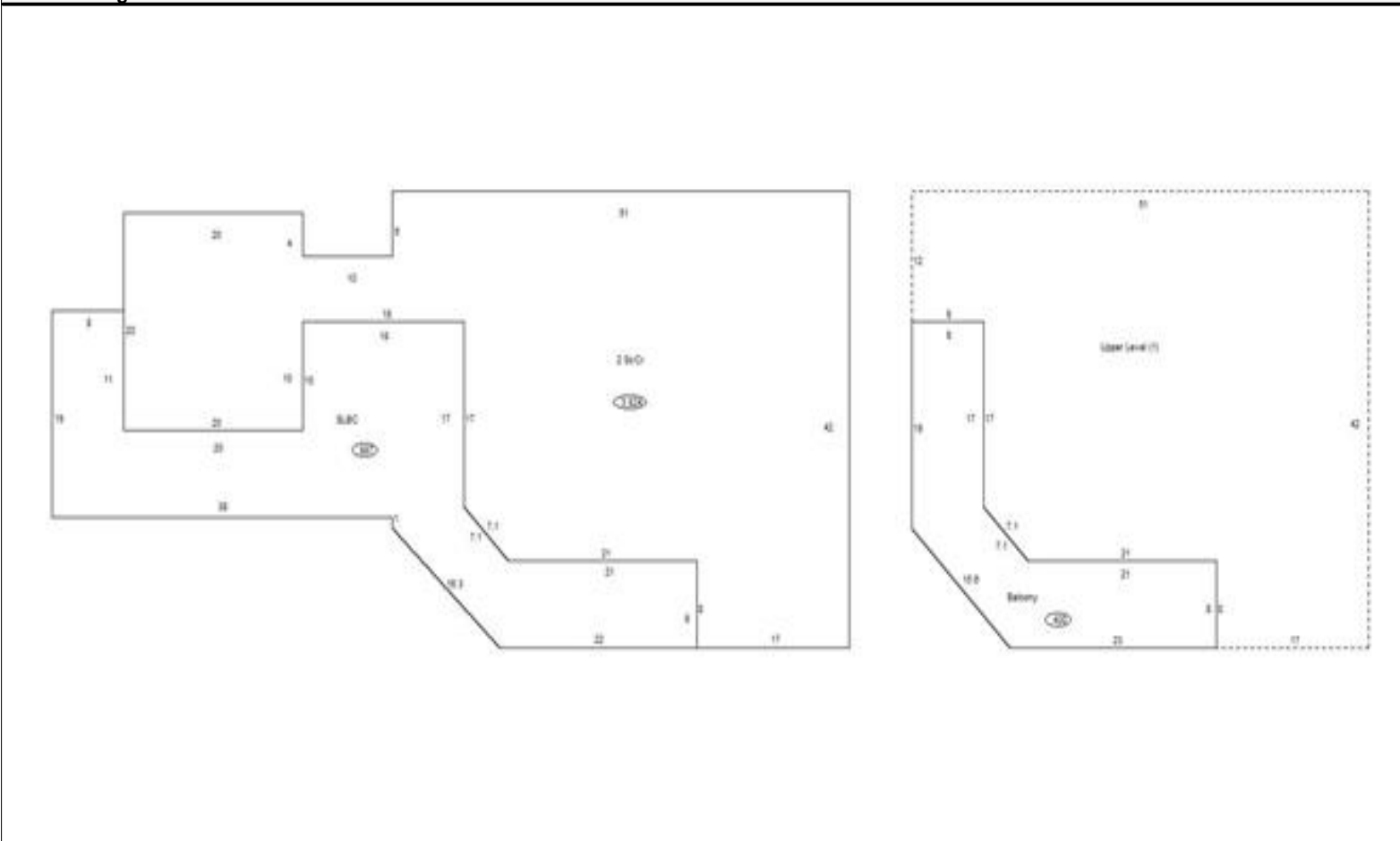
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	10	2 St/Cr	2,142	1.785	3,824
2	U	^UL		10	Upper Level (1)	1,682	1.000	1,682
3	M	PRCH		10	SLBC	887	1.000	887
4	M	BALW		10	Balony	400	1.000	400
Total Building Area						2,142		3,824



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			1,025	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (10.44 x 1,025)		10,701		10,701	4,280	6,421
	UTIL	SHOP BUILDING	0x0x0			960	
	Qual	4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (35.96 x 960)		34,522		34,522		34,522
	DTGF	DETACHED GARAGE FAIR	0x0x0			400	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (16.00 x 400)		6,400		6,400		6,400
	SV	SWIM VINYL	0x0x0			1	
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
	Base Cost (25,000.00 x 1)		25,000		25,000	250	24,750



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			13.710	143	143	1,958	1,958
IMP PST Totals						13.710			1,958	1,958
Total Agland						13.710			1,958	1,958