



# 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	660018519								
Parcel ID	000000-00-0-00798-003-0012								
Cadastral ID	20-22-16-03680								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 1							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	66954								
CUMBEE, JOELENE									
11051 CANARY LN CLAREMORE OK 74017-0000									
Parcel Location									
Situs	11051 E CANARY LN								
Subdivision	SUNRISE SUB AMD								
Lot/Block	0012 / 0003	Parcel Size 1 - Lots							
Sec/Twn/Rng	20 / 22 / 16 / 5								
Neighborhood	1151 - R-V01,4-NW OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.36988464 -95.63266063									
Building Permits									
LOT 12 BLOCK 3 SUNRISE SUB. AMD.									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	879/135	RICHARDSON, GARY D	04/13/1992	6,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	61,244	28,970	11%	3,187	Assessed	21,015	2,273.44
Year Frozen	0	Improvements	162,070	162,070		17,828	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	223,314	191,040		21,015	Total Taxable	20,015	2,179.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660018519	CUMBEE, JOELENE	10	222,238	1000	19,402	2,113.00		
2024	2024-660018519	CUMBEE, JOELENE	10	226,581	1000	18,808	1,984.00		
2023	2023-660018519	CUMBEE, JOELENE	10	180,822	1000	18,231	1,909.00		
2022	2022-660018519	CUMBEE, JOELENE	10	180,814	1000	17,671	1,843.00		
2021	2021-660018519	CUMBEE, JOELENE	10	174,400	1000	17,127	1,800.00		
2020	2020-660018519	CUMBEE, JOELENE	10	175,076	1000	16,600	1,770.00		
2019	2019-660018519	CUMBEE, JOELENE	10	165,989	1000	16,087	1,684.00		
2018	2018-660018519	CUMBEE, JOELENE	10	170,876	1000	15,589	1,689.00		
2017	2017-660018519	CUMBEE, JOELENE	10	169,397	1000	15,106	1,731.00		
2016	2016-660018519	CUMBEE, JOELENE	10	164,743	1000	14,637	1,529.00		
2015	2015-660018519	CUMBEE, JOELENE	10	160,175	1000	14,182	1,403.00		
2014	2014-660018519	CUMBEE, JOELENE	10	163,176	1000	13,740	1,356.00		
2013	2013-660018519	CUMBEE, JACK E &	10	153,475	1000	13,310	1,270.00		



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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	20000	
Non-Ag Acres	0.9696	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,237.00 x 1.45 = 61,244	
Factor Value		
Adjustments	1.0000	
Lot Value	61,244	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,742 / 1,742
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

Cost Approach				Manual : 01/2025			
Base Cost	99.43	Total Misc Impr	+	13,468			
Roofing Adj	+ 4.39	Garage Cost	+	15,316			
Subfloor Adj	+ 1.15	Total RCN	=	249,339			
Heat/Cool Adj	+ 11.47	Depreciation ( 35%)	-	87,269			
Plumbing Adj	+ 10.17	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	162,070			
Adj Base Cost	= 126.61	Lot Value	+	61,244			
Total Area	x 1,742	Indicated Value	=	223,314			
Adjusted Cost	= 220,555	Value Per SqFt		128.19			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	197,324	113.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	234,740		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,070		
Lot Value	61,244		
Indicated Value	223,314	128.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	223,314	128.19	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	45108		174	174	23.66		4,117
PRCH	SLAB PORCH - COVERED	45109	18x10		180	23.64		4,255





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
		<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 )				