



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 660018520 Parcel ID 000000-00-0-00798-004-0001 Cadastral ID 20-22-16-03690 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 337710 MCCULLOUGH, MICHAEL & TABITHA 11060 E CANARY LN CLAREMORE OK 74017-0000 Parcel Location Situs 11060 E CANARY LN Subdivision SUNRISE SUB AMD Lot/Block 0001 / 0004 Parcel Size 1.5 - Lots Sec/Twn/Rng 20 / 22 / 16 / 5 Neighborhood 1151 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																							
Legal Description Lot/Long: 36.36921466 -95.63198579																																							
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																									
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901/279	LANER, GARY JOE &	11/03/1992	6,500	Yes																																			
Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																														
Remove Cap	2023	Land Value	85,512	85,512	11%	9,406	Assessed	31,149	3,369.75																														
Year Frozen	2005	Improvements	197,664	197,664		21,743	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00																														
TIF Project ID	0	Total Value	283,176	283,176		31,149	Total Taxable	30,149	3,276.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660018520	MCCULLOUGH, MICHAEL &			10	281,366	1000	29,950	3,254.00																														
2024	2024-660018520	MCCULLOUGH, MICHAEL &			10	288,561	1000	30,158	3,173.00																														
2023	2023-660018520	MCCULLOUGH, MICHAEL &			10	275,000	1000	29,250	3,056.00																														
2022	2022-660018520	MCCULLOUGH, MICHAEL &			10	203,214	1000	20,839	2,171.00																														
2021	2021-660018520	SELMAN, SANDRA & DONALD			10	193,143	1000	20,203	2,119.00																														
2020	2020-660018520	SELMAN, SANDRA & DONALD			10	189,978	1000	19,585	2,086.00																														
2019	2019-660018520	SELMAN, SANDRA & DONALD			10	181,689	0	19,986	2,074.00																														
2018	2018-660018520	SELMAN, SANDRA & DONALD			10	186,941	1000	12,398	1,345.00																														
2017	2017-660018520	DORSEY, C DON &			10	185,372	1000	12,398	1,422.00																														
2016	2016-660018520	DORSEY, C DON &			10	180,572	1000	12,398	1,298.00																														
2015	2015-660018520	DORSEY, C DON &			10	174,877	1000	12,398	1,228.00																														
2014	2014-660018520	DORSEY, C DON &			10	176,313	1000	12,398	1,225.00																														
2013	2013-660018520	DORSEY, C DON &			10	166,014	1000	12,398	1,185.00																														



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Lot Data		Square-Foot - NBHD 1151 #1	
Lot Size			
Lot Count			
Units Buildable	30000		
Non-Ag Acres	1.7893		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	77,944.00 x 1.10 = 85,512		
Factor Value			
Adjustments	1.0000		
Lot Value	85,512		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-12\IMG_001 12/13/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,970 / 1,970
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,970
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	232,844	118.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	304,400		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.85	Total Misc Impr	+ 11,246
Roofing Adj	+ 4.71	Garage Cost	+ 16,627
Subfloor Adj	+ -2.20	Total RCN	= 285,687
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 88,563
Plumbing Adj	+ 7.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 197,124
Adj Base Cost	= 130.87	Lot Value	+ 85,512
Total Area	x 1,970	Indicated Value	= 282,636
Adjusted Cost	= 257,814	Value Per SqFt	143.47

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,124		
Lot Value	85,512		
Indicated Value	282,636	143.47	Per SqFt
Agland Value			
Site Improvements	540		
Total Value	283,176	143.74	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	45112		72	72	26.70		1,922
PRCH	SLAB PORCH - COVERED	45113	14x10		140	26.49		3,709



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x14x0			140
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 140)		655	Modifier Total		RCN 655 Depr (40% Phys/ % Func) 262
	LT	LEAN-TO	6x14x0			84
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (2.92 x 84)		245	Modifier Total		RCN 245 Depr (40% Phys/ % Func) 98