



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:35:01
Page 1

Assessment Data					Primary Image																			
Account 660085044 Parcel ID 000000-00-0-00629-004-0006 Cadastral ID 34-22-16-06690 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 327140 TRAVIS, DANNIE S & FRANCES 18883 S CANYON CREEK RD CLAREMORE OK 74017-0000 Parcel Location Situs 18883 S CANYON CREEK RD Subdivision PRAIRIE LAKE Lot/Block 0006 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 22 / 16 / 5 Neighborhood 1091 - R-V01-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (302)\IMG_0002.JPG 11/21/2023</p>																			
Legal Description Lat/Long: 36.33823168 -95.59408065																								
LOT 6 BLOCK 4 PRAIRIE LAKE					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>R22 080</td> <td>R23 NEW DTCH ACC BLDG 24X24</td> <td>03/2022</td> <td>04/2023</td> <td>36,000</td> </tr> <tr> <td>9698</td> <td>R7 FOR NEW SFR</td> <td>10/2005</td> <td>01/2007</td> <td>85,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 080	R23 NEW DTCH ACC BLDG 24X24	03/2022	04/2023	36,000	9698	R7 FOR NEW SFR	10/2005	01/2007	85,000
Number	Description	Opened	Closed	Amount																				
R22 080	R23 NEW DTCH ACC BLDG 24X24	03/2022	04/2023	36,000																				
9698	R7 FOR NEW SFR	10/2005	01/2007	85,000																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	/	VERY, DENNIS W &	03/14/2019	150,000	YES															
H	Homestead	No	1,000		1744/546	QUALITY HOME BUILDERS LLC	01/17/2006	123,000	YES															
					1721/416	KNAPP, BRETT D PROPERTIES-LLC	09/29/2005	17,000	5															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax															
Remove Cap	2020		Land Value 33,932	33,932	11%	3,733	Assessed	23,596	2,084.00															
Year Frozen	0		Improvements 187,598	180,573		19,863	Penalty	0																
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-88.00															
TIF Project ID	0		Total Value 221,530	214,505		23,596	Total Taxable	22,596	1,996.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660085044	TRAVIS, DANNIE S & FRANCES			9	215,787	1000	21,908	1,935.00															
2024	2024-660085044	TRAVIS, DANNIE S & FRANCES			9	227,791	1000	21,241	1,884.00															
2023	2023-660085044	TRAVIS, DANNIE S & FRANCES			9	200,864	1000	17,798	1,616.00															
2022	2022-660085044	TRAVIS, DANNIE S & FRANCES			9	187,648	1000	17,251	1,583.00															
2021	2021-660085044	TRAVIS, DANNIE S & FRANCES			9	162,462	1000	16,719	1,474.00															
2020	2020-660085044	TRAVIS, DANNIE S & FRANCES			9	156,388	0	17,203	1,566.00															
2019	2019-660085044	TRAVIS, DANNIE S & FRANCES			9	139,206	1000	14,313	1,282.00															
2018	2018-660085044	AVERY, DENNIS W &			9	142,742	1000	14,702	1,332.00															
2017	2017-660085044	AVERY, DENNIS W &			9	141,604	1000	14,576	1,301.00															
2016	2016-660085044	AVERY, DENNIS W &			9	138,123	1000	14,194	1,261.00															
2015	2015-660085044	AVERY, DENNIS W &			9	134,573	1000	13,803	1,256.00															
2014	2014-660085044	AVERY, DENNIS W &			9	136,813	1000	13,580	1,253.00															
2013	2013-660085044	AVERY, DENNIS W &			9	128,979	1000	13,155	1,194.00															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:35:01
Page 2

Lot Data	Square-Foot - NBHD 1091 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.5193	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	22,621.00 x 1.50 = 33,932	
Factor Value		
Adjustments	1.0000	
Lot Value	33,932	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,382 / 1,382
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,382
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	209,553	151.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	221,060		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.47	Total Misc Impr	+	4,137			
Roofing Adj	+ 4.61	Garage Cost	+	13,282			
Subfloor Adj	+ -1.21	Total RCN	=	197,811			
Heat/Cool Adj	+ 11.47	Depreciation (18%)	-	35,606			
Plumbing Adj	+ 10.19	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	162,205			
Adj Base Cost	= 130.53	Lot Value	+	33,932			
Total Area	x 1,382	Indicated Value	=	196,137			
Adjusted Cost	= 180,392	Value Per SqFt		141.92			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,205		
Lot Value	33,932		
Indicated Value	196,137	141.92	Per SqFt
Agland Value			
Site Improvements	25,393		
Total Value	221,530	160.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	103341	158		158	23.73		3,749
PRCH	SLAB PORCH - COVERED	103342	4x4		16	24.22		388



Rogers

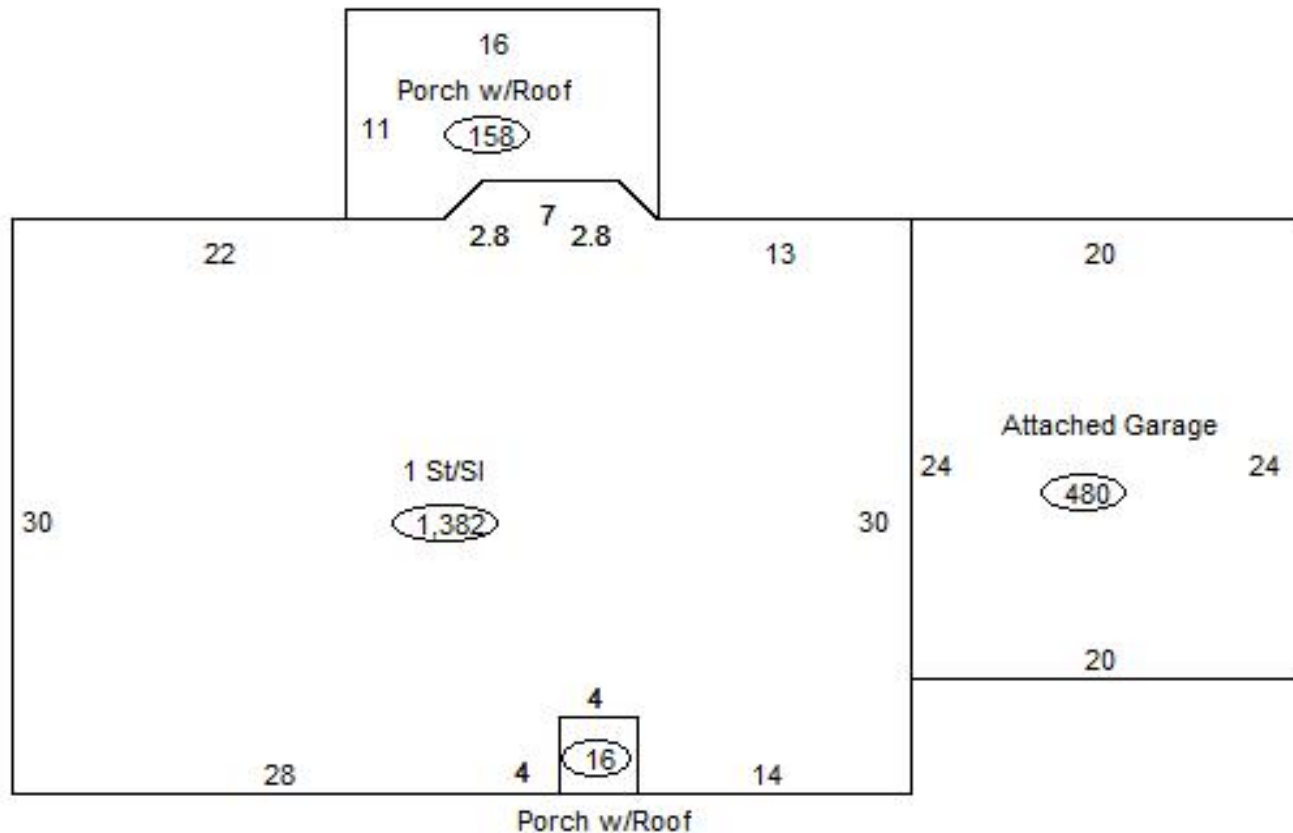
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:35:01
 Page 3

Sketch Image

660085044



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,382	1.000	1,382
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	158	1.000	158
4	M	PRCH		13	SLBC	16	1.000	16
Total Building Area						1,382		1,382



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:35:01
 Page 4

660085044

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x24x0		Composition Shingle	576
	Qual 5	Cond 5	Year 2023	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (44.53 x 576)	25,649	25,649	256	25,393