




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:51:09
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Assessment Data				Primary Image						
Account	660106620			 <p>660106620_001.JPG 1/31/2025</p>						
Parcel ID	22N15E-19-1-00000-004-0000									
Cadastral ID	19-22-15-00440									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	4							
Tax Area	28 - COLLINSVILLE/LIME FIRE									
Name ID	337542									
PASCO, MEGAN R & ZACHERY T										
4163 E CANEY RIVER RD CLAREMORE OK 74019-0000										
Parcel Location										
Situs	04163 E CANEY RIVER RD									
Subdivision										
Lot/Block	/	Parcel Size	16.45 - Acres							
Sec/Twn/Rng	19 / 22 / 15 / 1									
Neighborhood	6020 - UNPLATTED									
School District	S026 - COLLINSVILLE SCHOOLS									
Legal Description Lat/Long: 36.37009132 -95.75591484				Building Permits						
ONLY THAT PORTION OF LAND CONTAINED IN 19-22-15 WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND: TR DESC 2022-003543 AS COMM SW/C SEC 19-22-15; N01.1953W 2155.26' TO POB; N42.0818W 643.97'; N88.4942E 420.84'; S45.3418E 2368.71'; CURVE LEFT RAD 3250' CENT ANG 08.4853 CHORD BEAR S70.5444W CHORD LENGTH 499.51'				Number	Description	Opened	Closed	Amount		
				R24 105	NEW SFR 3153 SQ FT	04/2024	01/2025	574,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	THE RANCH AT CANEY RIVER LLC	03/01/2022	210,000	19	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	
Remove Cap	2023		Land Value	739	739	11%	81	Assessed	52,239	
Year Frozen			Improvements	474,162	474,162		52,158	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	
TIF Project ID	0		Total Value	474,901	474,901		52,239	Total Taxable	52,239	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106620	PASCO, MEGAN R & ZACHERY T			28	461,679	0	50,784	5,723.00	
2024	2024-660106620	PASCO, MEGAN R & ZACHERY T			28	1,777	0	195	23.00	
2023	2023-660106620	PASCO, MEGAN R & ZACHERY T			28	1,777	0	195	22.00	
2022	2022-660106620	PASCO, MEGAN R & ZACHERY T			28	1,777	0	195	22.00	



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		<p>660106620_001.JPG 1/31/2025</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	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	2,209 / 3,151
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,209
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	761 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	

Cost Approach				Manual : 01/2025			
Base Cost	105.51	Total Misc Impr	+ 21,705				
Roofing Adj	+ 4.43	Garage Cost	+ 46,170				
Subfloor Adj	+ -3.24	Total RCN	= 483,839				
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 9,677				
Plumbing Adj	+ 7.93	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 474,162				
Adj Base Cost	= 132.01	Lot Value	+ 474,162				
Total Area	x 3,151	Indicated Value	= 474,162				
Adjusted Cost	= 415,964	Value Per SqFt	150.48				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	474,162		
Lot Value			
Indicated Value	474,162	150.48	Per SqFt
Agland Value	739		
Site Improvements			
Total Value	949,063	301.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	165799	213		213	35.61		7,585
PATC	Patio - Covered	165800	312		312	20.51		6,399
FPR1	Fireplace - Residential 1 Story			2024	1	7,721.18		7,721



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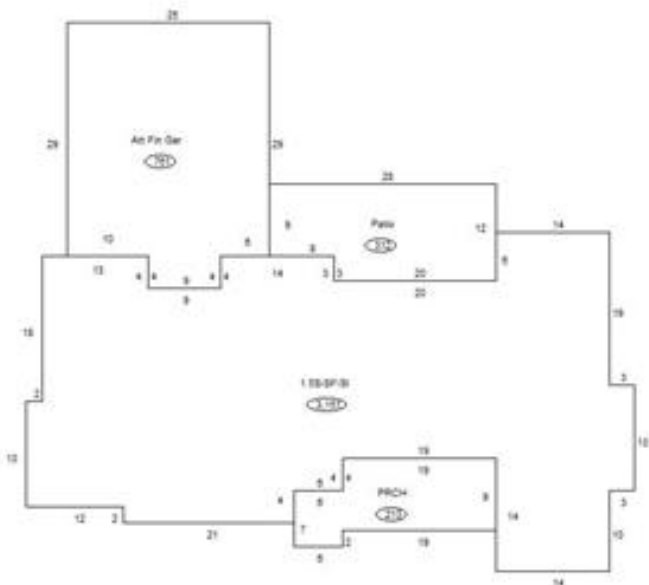
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Sketch Image

660106620



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,209	1.426	3,151
2	U	^UL		13	Upper Level (1)	942	1.000	942
3	G	5		13	Att Fin Gar	761	1.000	761
4	M	PRCH		13	PRCH	213	1.000	213
5	M	PATC		13	Patio	312	1.000	312
Total Building Area						2,209		3,151



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			.068	108	108	7	7
SO	SOGN SOILS	NTV PST	15			15.153	36	36	545	545
VE	VERDIGRIS CLAY LOAM	TMBR	90			1.066	162	162	173	173
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.164	85	85	14	14
TMBR Totals						16.450			739	739
Total Agland						16.450			739	739