



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:21:18
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Assessment Data					Primary Image																																																																																																																				
Account 660000137 Parcel ID 000000-00-0-00357-003-0013 Cadastral ID 01-20-15-03930 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 347985 YANG, NALIC & PHENG LOR 9733 E MIRAGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 09733 E MIRAGE DR Subdivision GREEN OASIS Lot/Block 0013 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					<p>660000137_001.JPG 9/24/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.23971792 -95.65898328																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0161 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,262.00 x 1.63 = 72,014 Factor Value Adjustments 1.6559 Lot Value 119,248		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Vinyl
Base/Total Area	1,562 / 1,562
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,562
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 166,954 106.88 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 184,630 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.60	Total Misc Impr	+ 12,916	Roofing Adj	+ 4.47	Garage Cost	+ 16,761
Subfloor Adj	+ -1.15	Total RCN	= 231,456	Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 101,841
Plumbing Adj	+ 9.79	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 129,615
Adj Base Cost	= 129.18	Lot Value	+ 119,248	Total Area	x 1,562	Indicated Value	= 248,863
		Value Per SqFt	159.32	Adjusted Cost	= 201,779		

Value Reconciliation
Selected Approach Cost Approach Improvements 129,615 Lot Value 119,248 Indicated Value 248,863 159.32 Per SqFt Agland Value Site Improvements 1,147 Total Value 250,010 160.06 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	406	22x8		176	23.66		4,164
PRCH	SLAB PORCH - COVERED	407	154		154	23.74		3,656



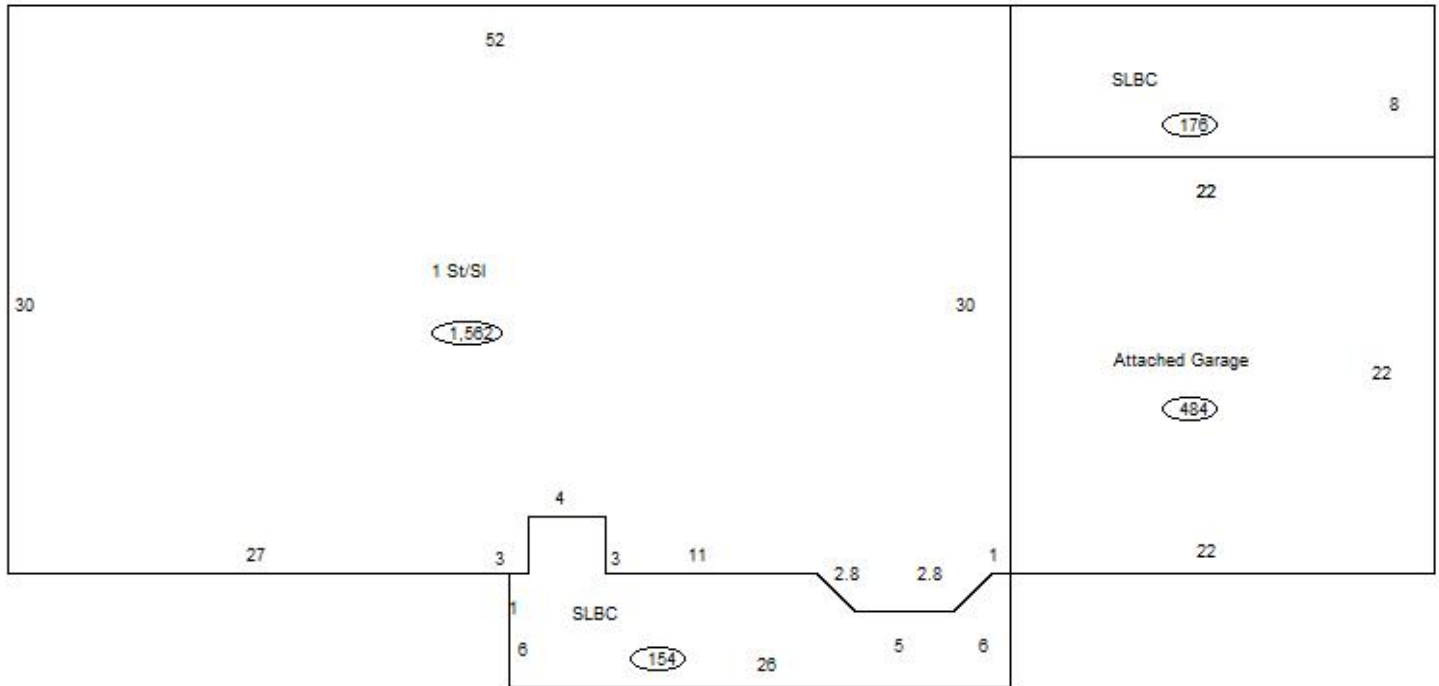
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,562	1.000	1,562
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	176	1.000	176
4	M	PRCH		10	SLBC	154	1.000	154
Total Building Area						1,562		1,562



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Formed Metal	96
	Qual	2	Cond 3	Year	2008	Eff Age
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (23.44 x 96)		2,250		2,250		1,103
						1,147