



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:31:39
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Assessment Data					Primary Image																																																																																																																				
Account 660004008 Parcel ID 000000-00-0-10230-001-0002 Cadastral ID 05-21-16-05600 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 337810 CHEN, SHIXIAN 1405 N LANG ST CLAREMORE OK 74017-0000 Parcel Location Situs 01405 N LANG ST Subdivision LINDWOOD Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32223543 -95.61683085																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	6750		
Non-Ag Acres	0.1584		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	6,901.00 x 5.00 =	34,505	
Factor Value			
Adjustments	1.7333		
Lot Value		59,806	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-18\IMG_000; 4/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	918 / 918
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	918
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	324 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1973 / 24

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	94,327	102.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	143,180		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.25	Total Misc Impr	+ 3,399				
Roofing Adj	+ 4.34	Garage Cost	+ 8,547				
Subfloor Adj	+ 0.00	Total RCN	= 130,974				
Heat/Cool Adj	+ 10.30	Depreciation (35%)	- 45,841				
Plumbing Adj	+ 13.77	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 85,133				
Adj Base Cost	= 129.66	Lot Value	+ 59,806				
Total Area	x 918	Indicated Value	= 144,939				
Adjusted Cost	= 119,028	Value Per SqFt	157.89				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	85,133		
Lot Value	59,806		
Indicated Value	144,939	157.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	144,939	157.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10155	14x3		42	21.16		889
PRCH	SLAB PORCH - COVERED	10156	12x10		120	20.92		2,510



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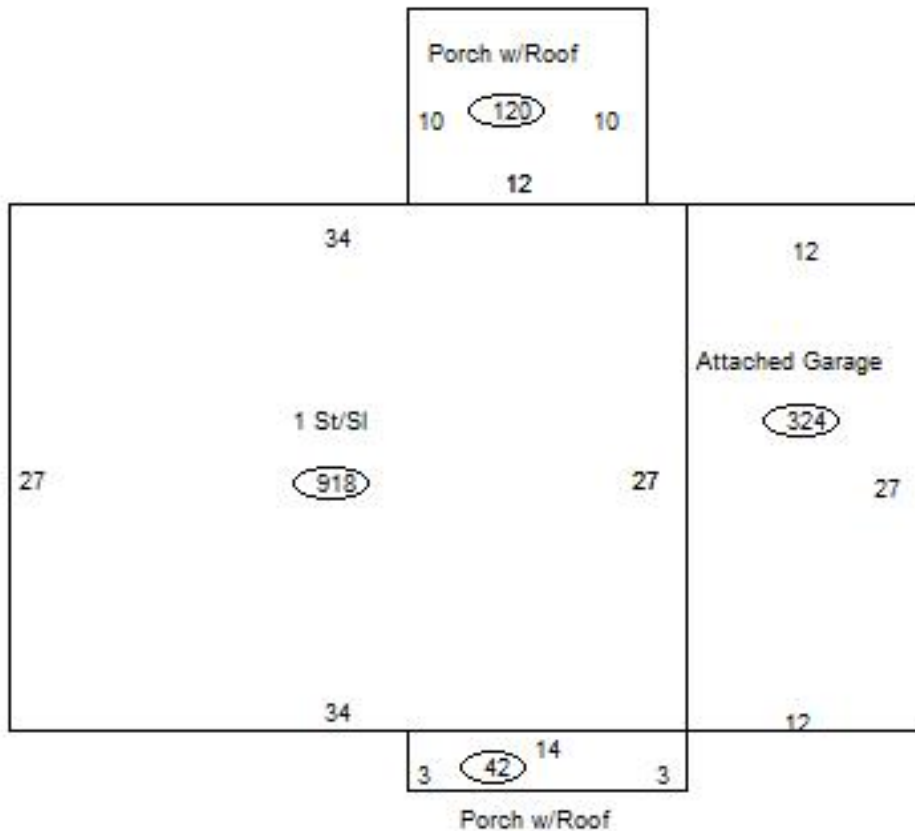
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	918	1.000	918
2	G	1		13	Attached Garage	324	1.000	324
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						918		918



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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		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				