



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:31:41
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004009 Parcel ID 000000-00-0-10230-001-0003 Cadastral ID 05-21-16-05610 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 282777 ROSS, SCOTT & CANDY 1409 N LANG CLAREMORE OK 74017-0000 Parcel Location Situs 01409 LANG Subdivision LINDWOOD Lot/Block 0003 / 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: 36.32245527 -95.61699907																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	7500		
Non-Ag Acres	0.1559		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	6,792.00 x 5.00 = 33,960		
Factor Value			
Adjustments	1.0000		
Lot Value	33,960		



\\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	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,012 / 1,012
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,012
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	108,120 106.84 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	131,470 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.89	Total Misc Impr	+ 1,528
Roofing Adj	+ 4.47	Garage Cost	+ 10,889
Subfloor Adj	+ 0.00	Total RCN	= 142,580
Heat/Cool Adj	+ 10.30	Depreciation (52%)	- 74,142
Plumbing Adj	+ 4.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 68,438
Adj Base Cost	= 128.62	Lot Value	+ 33,960
Total Area	x 1,012	Indicated Value	= 102,398
Adjusted Cost	= 130,163	Value Per SqFt	101.18

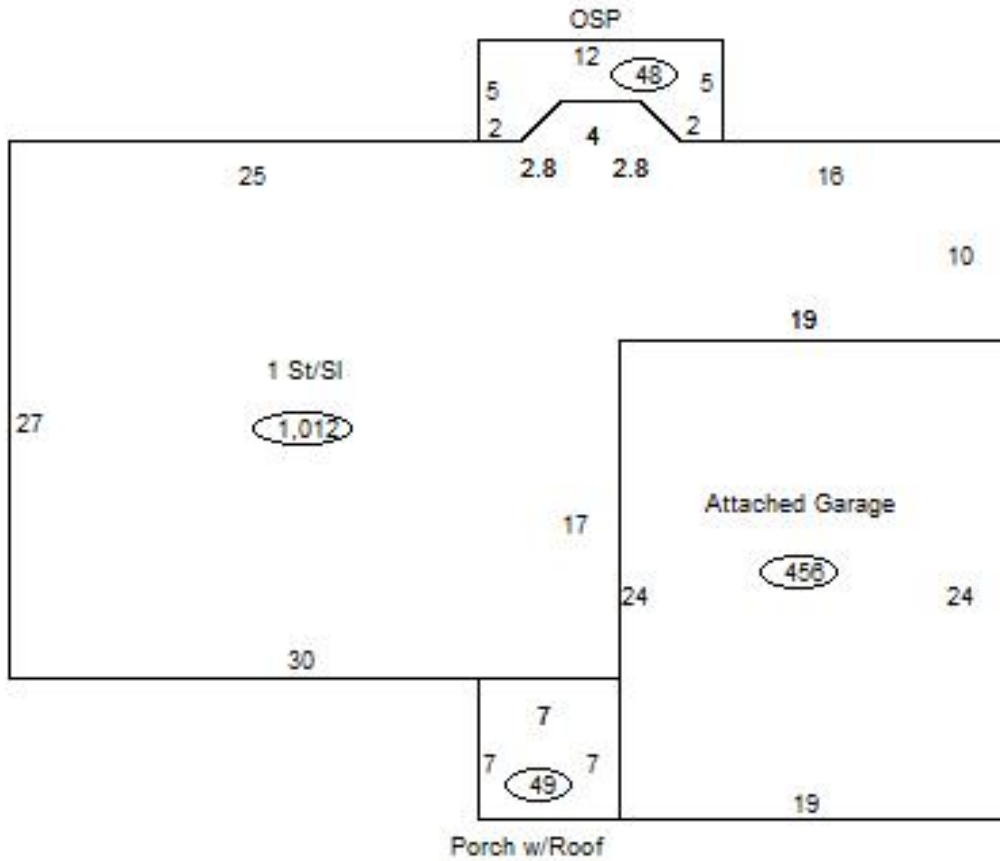
Value Reconciliation	
Selected Approach	Cost Approach
Improvements	68,438
Lot Value	33,960
Indicated Value	102,398 101.18 Per SqFt
Agland Value	
Site Improvements	
Total Value	102,398 101.18 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10159	7x7		49	21.14		1,036
PATO	SLAB PORCH - OPEN	10160	48		48	10.24		492



Sketch Image

660004009



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,012	1.000	1,012
2	G	1		13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	49	1.000	49
4	M	PATO		13	Open Slab	48	1.000	48
Total Building Area						1,012		1,012