



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:26:55  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004478 <b>Parcel ID</b> 000000-00-0-00525-003-0013 <b>Cadastral ID</b> 05-21-17-02160 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 341509 XIONG, YOU PHENG & ELIZABETH VANG  19727 COTTRELL DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19727 S COTTRELL DR <b>Subdivision</b> MOUNTAIN MEADOWS <b>Lot/Block</b> 0013 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 17 / 5 <b>Neighborhood</b> 1070 - R-V03-SE JUSTUS-SEQUOYAH <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.32787268 -95.52027477																																																																																																																									
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Lot Data		Square-Foot - NBHD 1070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	11000							
Non-Ag Acres	1.4618							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0	0	
Method	Square-Foot							
Base Lot Value	63,676.00 x 1.25 = 79,754							
Factor Value								
Adjustments	1.3040							
Lot Value	103,999							
<b>Residential Data</b>				660004478_006.JPG 8/11/2025				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	3 - Average			GRM Code				
Quality	3 - Average			Gross Rent 0.00				
Architecture				Indicated Value				
Style	100% 1 1/2 Story Finished			<b>Multiple Regression</b>				
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl			MRA Code 1 Test				
Base/Total Area	1,685 / 2,153			Adusted R 0.8445				
Style	100% 1 1/2 Story Finished			Indicated Value 265,205 123.18 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,685			Adjustment Model 1 2022 Residential				
Fixture/RghIn	14 /			Comparables 2				
Bed/F/H Bath	3 / 3.0 /			Indicated Value 250,250 Per SqFt				
Basement Area				<b>Value Reconciliation</b>				
Garage Type	575 Attached Garage - Unfinished			Selected Approach Cost Approach				
Remodel				Improvements 210,710				
Year/Eff Age	1996 / 23			Lot Value 103,999				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 314,709 146.17 Per SqFt				
Base Cost	91.96	Total Misc Impr	+ 11,132	Agland Value				
Roofing Adj	+ 3.81	Garage Cost	+ 17,756	Site Improvements 11,786				
Subfloor Adj	+ -1.81	Total RCN	= 277,926	Total Value 326,495 151.65 Total Value Per SqFt				
Heat/Cool Adj	+ 12.64	Depreciation ( 28%)	- 77,819					
Plumbing Adj	+ 9.07	Lump Sums	+ 10,603					
Basement Adj	+ 0.00	RCNLD	= 210,710					
Adj Base Cost	= 115.67	Lot Value	+ 103,999					
Total Area	x 2,153	Indicated Value	= 314,709					
Adjusted Cost	= 249,038	Value Per SqFt	146.17					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
WODC	WOOD DECK - COVERED	11614		357	357	29.70		10,603
PRCH	SLAB PORCH - COVERED	11615		210	210	26.27		5,517



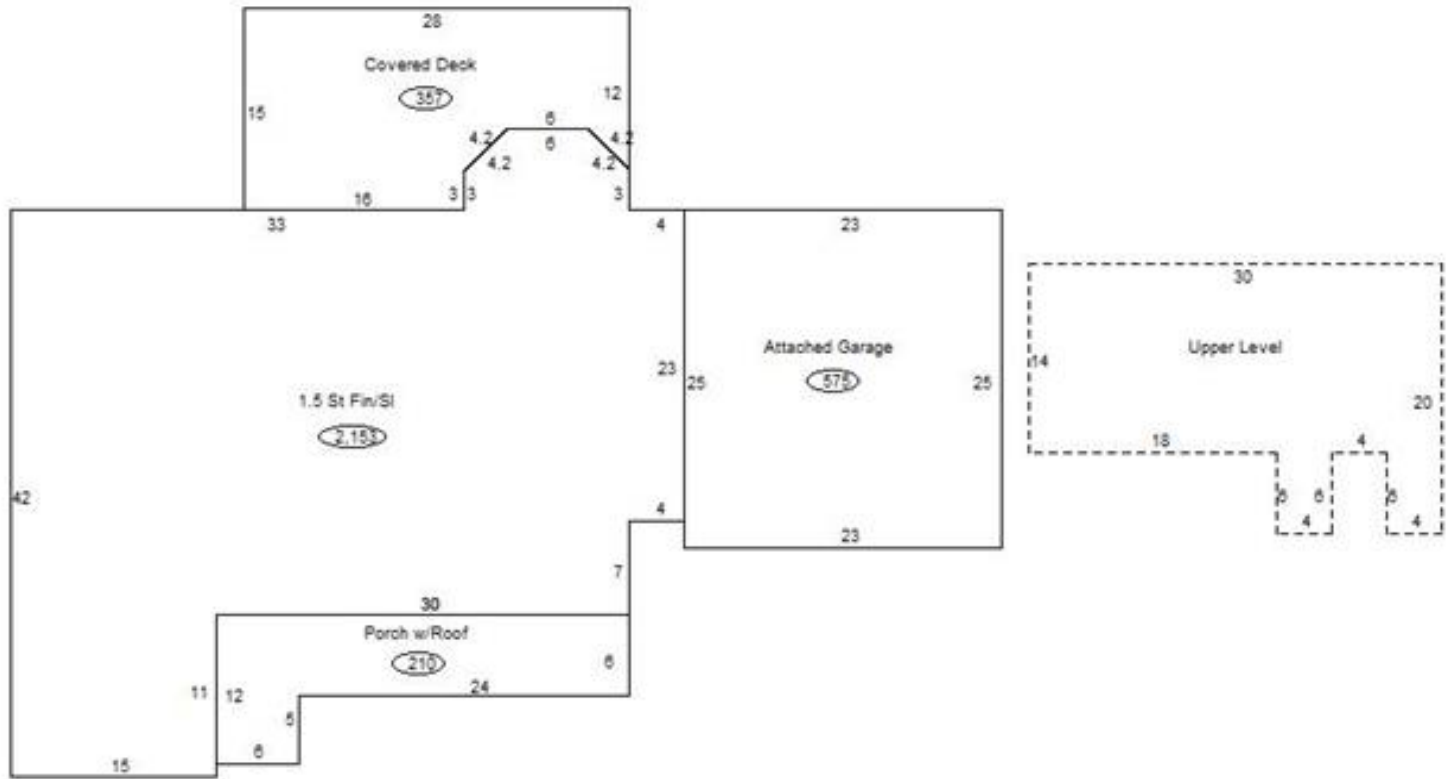
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,685	1.278	2,153
2	G	1		13	Attached Garage	575	1.000	575
3	M	WODC		13	WODC	357	1.000	357
4	M	PRCH		13	SLBC	210	1.000	210
5	U	^UL	Overhang	13	Upper Level	468	1.000	468
<b>Total Building Area</b>						1,685		2,153



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA STG AVG		0x0x0			120
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.02 x 120)	842		842	84	758
	GRDT GARAGE - DETACHED		0x0x0			384
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.91 x 384)	12,253		12,253	1,225	11,028