



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:38:03
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Assessment Data					Primary Image																																																																																																																				
Account 660019904 Parcel ID 000000-00-0-00816-001-0002 Cadastral ID 23-21-16-00110 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 285088 LANGLEY, BRYCE A & TRACI M 14315 E DOGWOOD LN CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 14315 E DOGWOOD LN Subdivision THOUSAND OAKS Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 16 / 5 Neighborhood 1145 - R-V01-SE FOYIL School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28878312 -95.57497662 LOT 2 BLOCK 1 THOUSAND OAKS					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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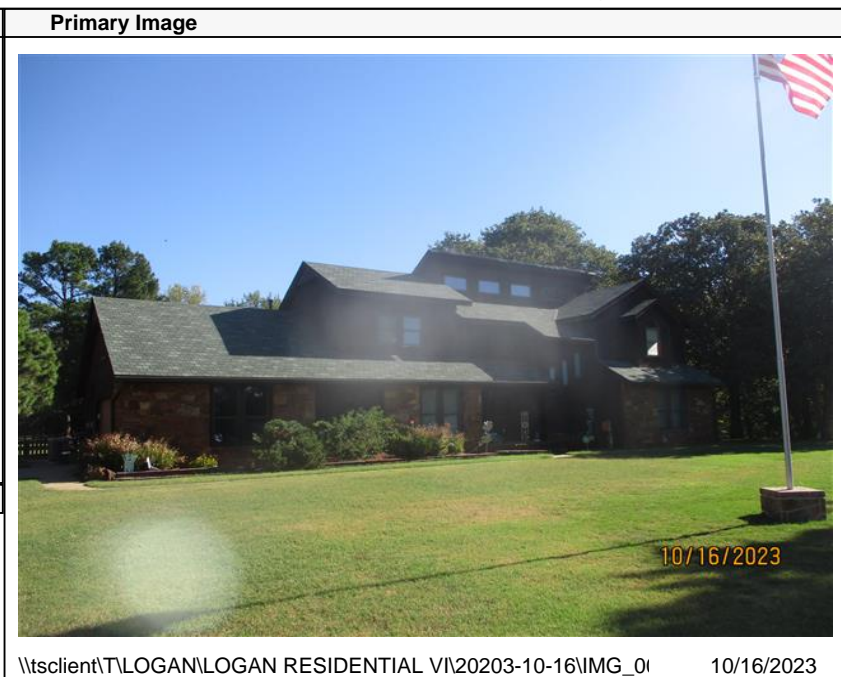
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Lot Data		Square-Foot - NBHD 1145 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.5693		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	68,361.00 x 1.11 = 75,798		
Factor Value			
Adjustments	1.0000		
Lot Value	75,798		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	1,567 / 2,693
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,567
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	840 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1990 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	351,274	130.44	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	387,770		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.41	Total Misc Impr	+ 17,603
Roofing Adj	+ 3.29	Garage Cost	+ 31,256
Subfloor Adj	+ -2.10	Total RCN	= 373,015
Heat/Cool Adj	+ 14.47	Depreciation (34%)	- 126,825
Plumbing Adj	+ 8.30	Lump Sums	+ 6,265
Basement Adj	+ 0.00	RCNLD	= 252,455
Adj Base Cost	= 120.37	Lot Value	+ 75,798
Total Area	x 2,693	Indicated Value	= 328,253
Adjusted Cost	= 324,156	Value Per SqFt	121.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,455		
Lot Value	75,798		
Indicated Value	328,253	121.89	Per SqFt
Agland Value			
Site Improvements	8,112		
Total Value	336,365	124.90	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	48599	10x4		40	29.40		1,176
PRCH	SLAB PORCH - COVERED	48600	198		198	28.81		5,704
BALW	BALCONY - WOOD	48601	18x11		198	31.64		6,265
PATO	SLAB PORCH - OPEN	48602	443		443	9.69		4,293



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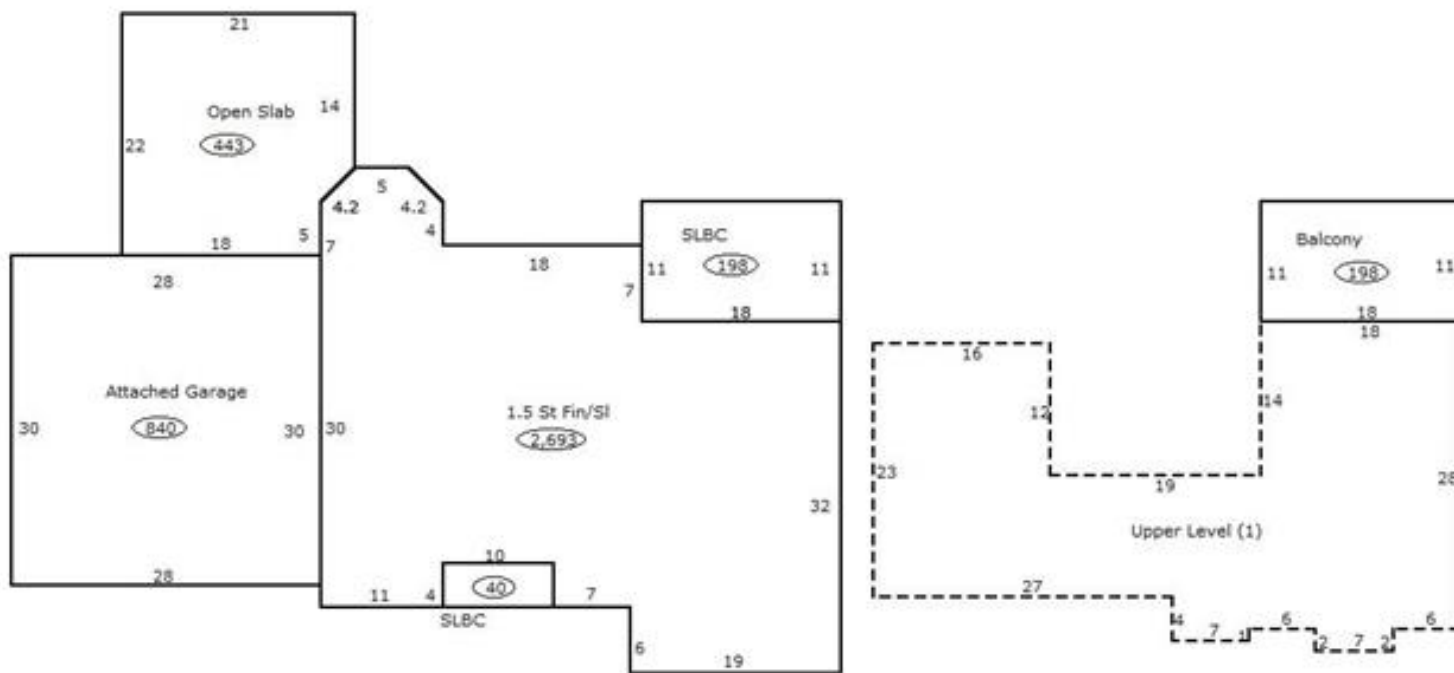
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,567	1.719	2,693
2	G	1		13	Attached Garage	840	1.000	840
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	198	1.000	198
5	M	BALW		13	Balcony	198	1.000	198
6	M	PATO		13	Open Slab	443	1.000	443
7	U	^UL		13	Upper Level (1)	1,126	1.000	1,126
Total Building Area						1,567		2,693



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			780
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)		RCNLD
Base Cost (16.00 x 780)		12,480	12,480	4,368		8,112