



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:52:08
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660027409 Parcel ID 000000-00-0-00540-002-0005 Cadastral ID 31-22-16-02000 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 332782 MOUA, SHUR & MAI K YANG 10155 E NORTH PARK ST CLAREMORE OK 74017-0000 Parcel Location Situs 10155 E NORTH PARK Subdivision NORTHAVEN Lot/Block 0005 / 0002 Parcel Size 1.158 - Lots Sec/Twn/Rng 31 / 22 / 16 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.33949912 -95.64823328																																																																																																																									
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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2735 Topography Street Access Utilities Amenities LAND VALUE 0 0 Method Square-Foot Base Lot Value 55,475.00 x 1.34 = 74,462 Factor Value Adjustments 1.0000 Lot Value 74,462		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (113)\IMG_0084.JPG 11/21/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	2,365 / 2,365
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,365
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1992 / 16

Cost Approach				Manual : 01/2025			
Base Cost	91.58	Total Misc Impr	+ 18,030				
Roofing Adj	+ 4.23	Garage Cost	+ 0				
Subfloor Adj	+ -2.04	Total RCN	= 291,897				
Heat/Cool Adj	+ 12.64	Depreciation (17%)	- 49,622				
Plumbing Adj	+ 9.39	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 242,275				
Adj Base Cost	= 115.80	Lot Value	+ 74,462				
Total Area	x 2,365	Indicated Value	= 316,737				
Adjusted Cost	= 273,867	Value Per SqFt	133.93				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	263,538	111.43	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	242,275		
Lot Value	74,462		
Indicated Value	316,737	133.93	Per SqFt
Agland Value			
Site Improvements	50,455		
Total Value	367,192	155.26	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	66333	24x5		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	66334	16x10		160	26.43		4,229
SUN	Sunroom		20x10		200	25.00		5,000



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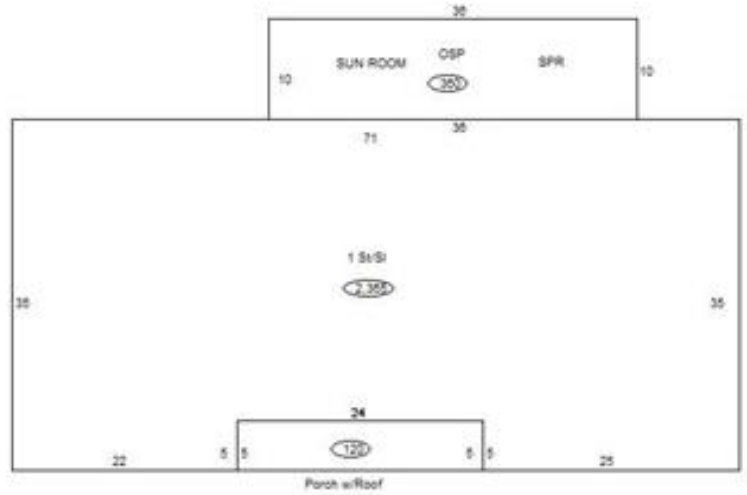
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Sketch Image

660027409



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,365	1.000	2,365
2	M	PRCH		13	SLBC	120	1.000	120
3	M	PRCH		13	Open Slab	360	1.000	360
4	N	0		13	SUN ROOM		0.000	
5	N	0		13	SPR		0.000	
Total Building Area						2,365		2,365



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,500	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
	Base Cost (28.71 x 1,500)		43,065		43,065	431	42,634
	LT	LEAN-TO	0x0x0			192	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 192)		561		561	28	533
	UTIL	SHOP BUILDING	16x16x0			256	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (29.97 x 256)		7,672		7,672	384	7,288
	CP	Carport Dirt	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						