



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:13:04
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660028871 Parcel ID 000000-00-0-20030-001-0011 Cadastral ID 34-20-14-03060 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 329285 VANG, CHIWOU MAXINE & FEILONG LI YANG 10653 NW 288TH TER NORTH PLAINS OR 97133-0000 Parcel Location Situs 00688 N 153RD E AVE Subdivision CLAMPITT ACRES Lot/Block 0011 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660028871_001.JPG 9/30/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.16540190 -95.80700574 LOT 11 & LOT 12 BLOCK 1 CLAMPITT ACRES																																																																																																																									
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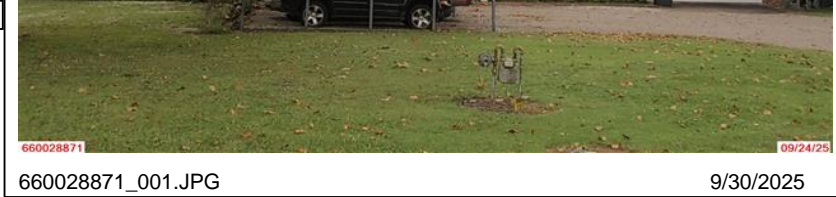
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2	
Non-Ag Acres	2.1737	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	94,684.00 x .90 = 85,234	
Factor Value		
Adjustments	1.0000	
Lot Value	85,234	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,944 / 1,944
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1967 / 44

Cost Approach		Manual : 01/2025	
Base Cost	96.37	Total Misc Impr	+ 8,798
Roofing Adj	+ 4.08	Garage Cost	+
Subfloor Adj	+ 1.08	Total RCN	= 238,890
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 124,223
Plumbing Adj	+ 5.36	Lump Sums	+ 3,262
Basement Adj	+ 0.00	RCNLD	= 117,929
Adj Base Cost	= 118.36	Lot Value	+ 85,234
Total Area	x 1,944	Indicated Value	= 203,163
Adjusted Cost	= 230,092	Value Per SqFt	104.51



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,235	77.28	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	161,920 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,929		
Lot Value	85,234		
Indicated Value	203,163	104.51	Per SqFt
Agland Value			
Site Improvements	15,824		
Total Value	218,987	112.65	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	69305	26x6		156	23.73		3,702
WODO	WOOD DECK - OPEN	69306	16x12		192	21.24	20%	3,262



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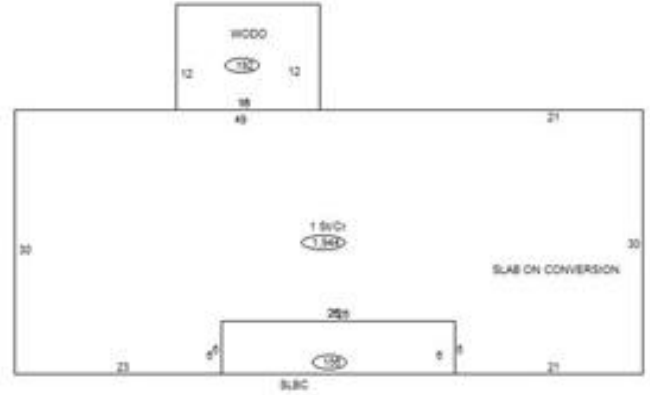
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Sketch Image

660028871



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,944	1.000	1,944
2	M	PRCH		13	SLBC	156	1.000	156
3	M	WODO		13	WODO	192	1.000	192
5	N	0		13	SLAB ON CONVERSION		0.000	
Total Building Area						1,944		1,944



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	18x20x8	Gravel	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x 360)		1,660		1,660	1,660
	PCPT	Carport - Portable - NCV	18x20x8	Gravel	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x 360)		1,660		1,660	1,660
	UTIL	Utility Building	20x24x8	Concrete	Formed Metal	480
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (30.60 x 480)		14,688		14,688	3,672
						11,016
	LNTD	Lean To - Attached	12x28x8	Dirt	Formed Metal	336
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (9.44 x 336)		3,172		3,172	1,649
						1,523
	LNTD	Lean To - Attached	12x24x8	Base	Formed Metal	288
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (9.55 x 288)		2,750		2,750	1,430
						1,320
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (18.95 x 192)		3,638		3,638	1,673
						1,965