




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:33:50
Page 1

Assessment Data					Primary Image																																																																																				
Account 660100699 Parcel ID 21N17E-10-3-00000-000-0002 Cadastral ID 10-21-17-00362 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 339204 LANGSTON, PHILLIP ADAM 20655 S 4220 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20655 S 4220 RD UNIT A Subdivision Lot/Block / Parcel Size .45 - Acres Sec/Twn/Rng 10 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					 <p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-4-26\IMG_ 4/27/2021</p>																																																																																				
Legal Description Lat/Long: 36.31396220 -95.48863409 TR DESC 2660-916 AS COMM SW/C N2 N2 NW SW; S89.5615E 131.62' TO POB; S89.5615E 145.35'; N01.0334E 149.88'; N88.0934W 145.46'; S01.0049W 154.39' TO POB LESS TR DESC 2022-010766 AS COMM SW/C N2 N2 NW SW; S89.5615E 131.62' TO POB; N01.0049E 19.57'; S87.5218E 145.36'; S01.0334W 14.33'; N89.5615W 145.35' TO POB.																																																																																									
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Date 04/18/2026
 Time 09:33:50
 Page 2

Lot Data		Square-Foot - NBHD 2117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	81			
Total Area	x	Indicated Value	= 0	Site Improvements	5,319			
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	5,400 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Rogers




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Date 04/18/2026
 Time 09:33:51
 Page 3

660100699

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHIP	Shipping/Storage Container	20x8x6	Plank		160	
	Qual 1	Cond 1	Year 2024	Eff Age 3			
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD	
	Base Cost (4.63 x 160)		741		741	82	659
	CPAT	Carport - Attached	20x20x8	Dirt	Formed Metal	400	
	Qual 2	Cond 2	Year 2024	Eff Age 2			
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD	
	Base Cost (6.31 x 400)		2,524		2,524	303	2,221
	SHDS	Shed - Small	10x20x8	Dirt	Formed Metal	200	
	Qual 2	Cond 2	Year 2024	Eff Age 2			
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (13.55 x 200)		2,710		2,710	271	2,439



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Date 04/18/2026
 Time 09:33:51
 Page 4

Lot Data		Primary Image	
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value		<p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-4-26\IMG_ 4/27/2021</p>	
Residential Data			
Type 6 Mobile Home 56 x 32 Condition 5.5 - Very Good Quality 5.4 - Very Good Architecture 6 MS ADJ Style 100% Double Wide Exterior Wall 100% Frame, Plywood or Hardboard Base/Total Area 1,792 / 1,792 Style 100% Double Wide HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age 2017 / 4		GRM Approach	
		GRM Code Gross Rent 0.00 Indicated Value	
		Multiple Regression	
		MRA Code Adjusted R Indicated Value	
		Direct Comparables	
		Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value	
Cost Approach		Value Reconciliation	
Manual : 01/2025 Base Cost 45.94 Roofing Adj + 4.30 Subfloor Adj + 0.00 Heat/Cool Adj + 4.10 Plumbing Adj + 18.46 Basement Adj + 0.00 Adj Base Cost = 72.80 Total Area x 1,792 Adjusted Cost = 130,458		Total Misc Impr + 0 Garage Cost + Total RCN = 130,458 Depreciation (14%) - 18,264 Lump Sums + 3,845 RCNLD = 116,039 Lot Value + Indicated Value = 116,039 Value Per SqFt 64.75	
		Selected Approach Cost Approach Improvements 116,039 Lot Value Indicated Value 116,039 64.75 Per SqFt Agland Value Site Improvements Total Value 116,039 64.75 Total Value Per SqFt	

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODO	WOOD DECK - OPEN	149514	12x8		96	40.05	3,845



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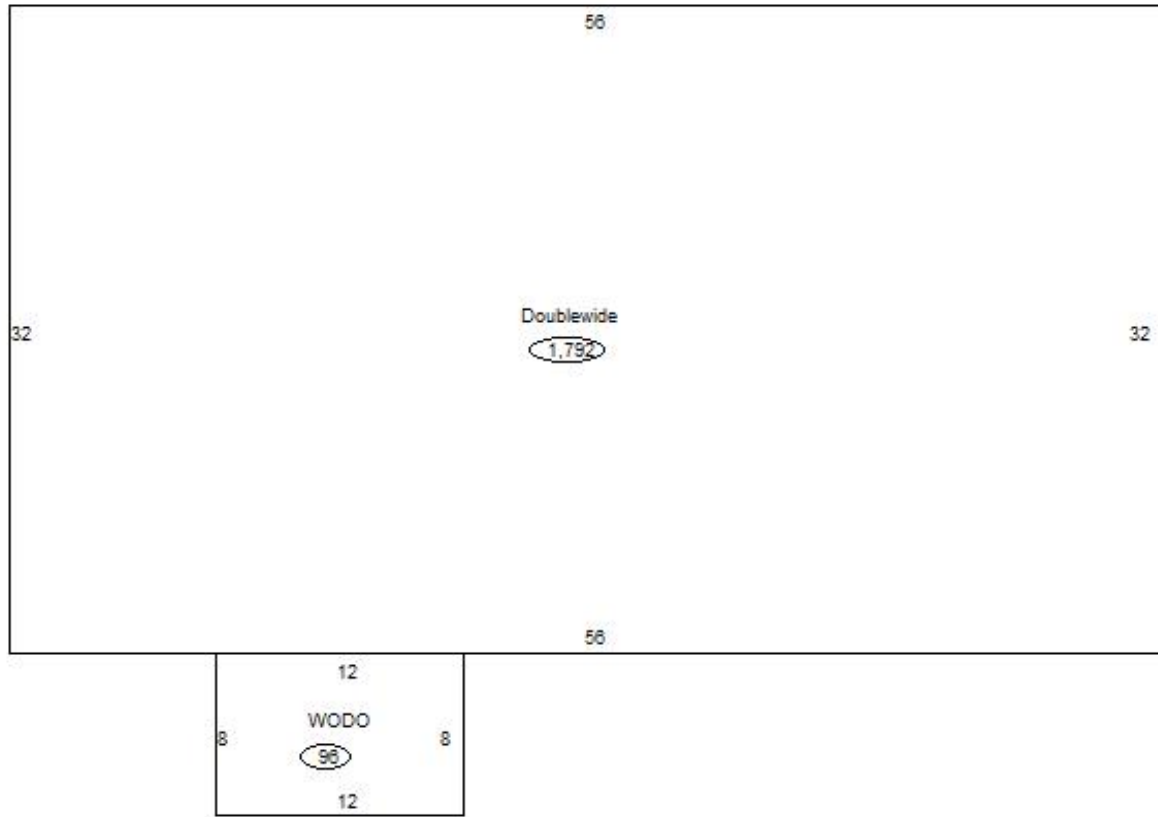
Date 04/18/2026

Time 09:33:51

Page 5

Sketch Image

660100699



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,792	1.000	1,792
2	M	WODO		10	WODO	96	1.000	96
Total Building Area						1,792		1,792



Rogers

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Date 04/18/2026
Time 09:33:51
Page 6

Agland Inventory

660100699

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			.105	142	142	15	15
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.345	192	192	66	66
NTV PST Totals						0.450			81	81
Total Agland						0.450			81	81