



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																											
<b>Account</b> 660105091 <b>Parcel ID</b> 21N15E-33-4-00000-004-0000 <b>Cadastral ID</b> 33-21-15-01111 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 333781 LANG, WENDELL C & PAMELA A LIVING TRUST  6515 E CEDAR CREEK RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 06515 E CEDAR CREEK RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.07 - Acres <b>Sec/Twn/Rng</b> 33 / 21 / 15 / 4 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0707\IMG_0001. 7/7/2022</p>																																																											
<b>Legal Description</b> Lat/Long: 36.25269062 -95.71335582 N 280' W 156' W2 SW SE. & TR DESC 2021-024499 AS W 15' N 213.30' S 380' N 660' W2 SW SE																																																																
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 1.0824 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 47,150.00 x .77 = 36,284 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 36,284		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0707\IMG_0001. 7/7/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Frame, Siding, Wood 20% Veneer, Masonry
<b>Base/Total Area</b>	2,005 / 2,005
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,005
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	568 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2022 / 3

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 286,681 142.98 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.82	<b>Total Misc Impr</b>	+ 16,613	<b>Roofing Adj</b>	+ 4.69	<b>Garage Cost</b>	+ 22,050
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 282,672	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 3%)</b>	- 8,480
<b>Plumbing Adj</b>	+ 5.74	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 274,192
<b>Adj Base Cost</b>	= 121.70	<b>Lot Value</b>	+ 36,284	<b>Total Area</b>	x 2,005	<b>Indicated Value</b>	= 310,476
		<b>Value Per SqFt</b>	154.85	<b>Adjusted Cost</b>	= 244,009		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 274,192 <b>Lot Value</b> 36,284 <b>Indicated Value</b> 310,476 154.85 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 310,476 154.85 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153692	29x12		348	25.84		8,992
PRCH	Slab Porch - Covered	153694	293		293	26.01		7,621



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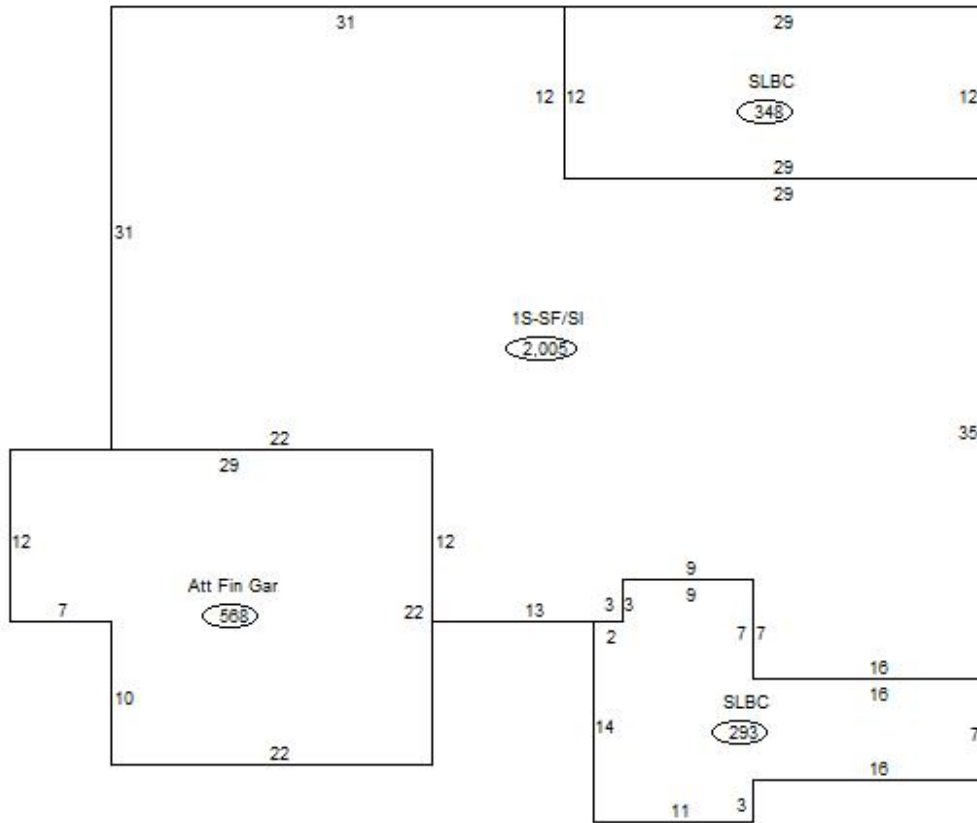
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	568	1.000	568
2	M	PRCH		13	SLBC	348	1.000	348
3	R	1	Slab	13	1S-SF/SI	2,005	1.000	2,005
4	M	PRCH		13	SLBC	293	1.000	293
<b>Total Building Area</b>						2,005		2,005



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						