



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:38:01  
Page 1

Assessment Data					Primary Image																																																											
<b>Account</b> 660105962 <b>Parcel ID</b> 22N17E-33-3-00000-001-0000 <b>Cadastral ID</b> 33-22-17-01120 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 339904 LANG, AUSTIN & BRENDA  19000 S 4210 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19000 S 4210 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 39.74 - Acres <b>Sec/Twn/Rng</b> 33 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-4-19\IMG_0007.JPG 4/19/2023</p>																																																											
<b>Legal Description</b> Lat/Long: 36.33753665 -95.50142504 TR DESC TR COMM SW/C SEC; 33'; N88.3018E 443.82' TO POB; N02 0336E 182.72'; N14.4615E 371.17' TO A POINT BEING THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 15765.03 CHORD BEARING AND DISTANCE ARE N70.3928E AND 385 42'; TH ALONG SAID CURVE 385.43'; TH CONT ALONG SLY ROW TRPK; N71.3033E																																																																
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Date 04/18/2026  
Time 10:38:01  
Page 2

Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	2,500 / 2,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,500
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	700 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.44	Total Misc Impr	+	30,740			
Roofing Adj	+ 5.16	Garage Cost	+	32,788			
Subfloor Adj	+ -3.38	Total RCN	=	378,603			
Heat/Cool Adj	+ 14.47	Depreciation ( 2%)	-	7,572			
Plumbing Adj	+ 8.34	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	371,031			
Adj Base Cost	= 126.03	Lot Value	+				
Total Area	x 2,500	Indicated Value	=	371,031			
Adjusted Cost	= 315,075	Value Per SqFt		148.41			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	371,031		
Lot Value			
Indicated Value	371,031	148.41	Per SqFt
Agland Value	4,853		
Site Improvements	104,255		
Total Value	480,139	192.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156798	30x14		420	28.09		11,798
PRCH	Slab Porch - Covered	156799	318		318	28.42		9,038
FPR1	Fireplace - Residential 1 Story			2023	1	6,429.63		6,430
ODFP	Outdoor Fireplace/Firepit			2023	1	3,473.83		3,474





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Date 04/18/2026  
 Time 10:38:01  
 Page 4

660105962

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Shop BuildingW/ LIVING	50x40x10	Concrete	Formed Metal	2,000		
	Qual	4	Cond	4	Year	2021	Eff Age	3
	Interior Finish (Residential)		Finished Area	Fixture Count	29,018			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (33.35 x 2,000)		66,700	29,018	95,718	4,786	90,932		
	BNGP	Barn - General Purpose	20x26x10	Concrete	Formed Metal	520		
	Qual	3	Cond	3	Year	2021	Eff Age	4
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>		<b>RCNLD</b>	
	Base Cost (27.55 x 520)		14,326	14,326	1,003	13,323		



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Time 10:38:01  
Page 5

### Agland Inventory

660105962

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			11.257	144	144	1,621	1,621
HC	HECTOR STONY SANDY LOAM	NTV PST	20			12.879	48	48	618	618
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			4.516	84	84	379	379
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84			11.088	202	202	2,235	2,235
<b>NTV PST Totals</b>						39.740			4,853	4,853
<b>Total Agland</b>						39.740			4,853	4,853