



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:28:55
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Assessment Data					Primary Image																																											
Account 660109491 Parcel ID 000662-0016-016-0-000-00 Cadastral ID 20-21-16-14450 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 348037 CHEN, WANPING 1006 W FARGO RD CLAREMORE OK 74019-0000 Parcel Location Situs 01006 W FARGO RD Subdivision RED PLAINS PHASE III Lot/Block 0016 / 0016 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>660109491_001.JPG 9/29/2025</p>																																											
Legal Description Lot/Long: 36.16143311 -95.54847499																																																
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1258		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	5,480.00 x 6.00 = 32,880		
Factor Value			
Adjustments			
Lot Value	32,880		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,706 / 1,706
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,706
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Cost Approach Manual : 01/2025

Base Cost	92.42	Total Misc Impr	+	3,128
Roofing Adj	+ 4.21	Garage Cost	+	15,166
Subfloor Adj	+ -1.15	Total RCN	=	211,191
Heat/Cool Adj	+ 11.47	Depreciation (1%)	-	2,112
Plumbing Adj	+ 6.12	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	209,079
Adj Base Cost	= 113.07	Lot Value	+	32,880
Total Area	x 1,706	Indicated Value	=	241,959
Adjusted Cost	= 192,897	Value Per SqFt		141.83

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	209,079		
Lot Value	32,880		
Indicated Value	241,959	141.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	241,959	141.83	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	175586	86		86	24.00		2,064
PATO	Patio - Open	175587	14x7		98	10.86		1,064



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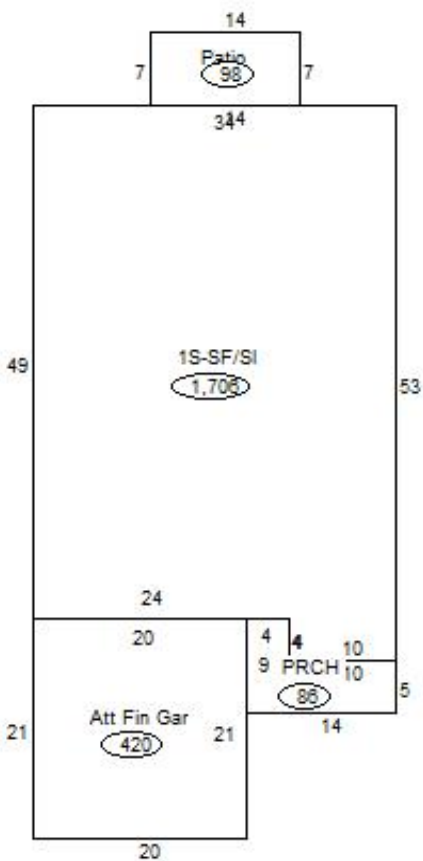
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,706	1.000	1,706
2	G	5		20	Att Fin Gar	420	1.000	420
3	M	PRCH		20	PRCH	86	1.000	86
4	M	PATO		20	Patio	98	1.000	98
Total Building Area						1,706		1,706