



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:24:28  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660003102 <b>Parcel ID</b> 000000-00-0-10435-003-0001 <b>Cadastral ID</b> 04-21-16-02840 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 291216 LONG, BRUCE P  1412 N CHOCTAW PL CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01412 N CHOCTAW PL <b>Subdivision</b> STONEGATE <b>Lot/Block</b> 0001 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 5 <b>Neighborhood</b> 1172 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0096.JPG 4/5/2023</p>														
<b>Legal Description</b> Lat/Long: 36.32329723 -95.60092041																			
LOT 1 & N 9' LOT 2 MEASURED ALG EAST LINE BLOCK 3 STONEGATE					<b>Building Permits</b>														
					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	1753/570	VANZANT, JAMES HERSHEL	02/23/2006	117,500	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2007		Land Value 60,451	55,898	11%	6,149	Assessed	20,369	1,882.71										
Year Frozen	0		Improvements 188,204	129,272		14,220	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		<b>Total Value</b> 248,655	185,170		20,369	<b>Total Taxable</b>	19,369	1,790.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660003102	LONG, BRUCE P			17	243,471	1000	18,776	1,735.00										
2024	2024-660003102	LONG, BRUCE P			17	183,491	1000	18,199	1,682.00										
2023	2023-660003102	LONG, BRUCE P			17	180,564	1000	17,641	1,616.00										
2022	2022-660003102	LONG, BRUCE P			17	170,454	1000	17,098	1,583.00										
2021	2021-660003102	LONG, BRUCE P			17	171,647	1000	16,571	1,463.00										
2020	2020-660003102	LONG, BRUCE P			17	171,250	1000	16,059	1,471.00										
2019	2019-660003102	LONG, BRUCE P			17	150,564	1000	15,562	1,441.00										
2018	2018-660003102	LONG, BRUCE P			17	150,564	1000	15,562	1,438.00										
2017	2017-660003102	LONG, BRUCE P			17	147,612	1000	15,237	1,399.00										
2016	2016-660003102	LONG, BRUCE P			17	143,313	1000	14,764	1,386.00										
2015	2015-660003102	LONG, BRUCE P			17	143,313	1000	14,764	1,332.00										
2014	2014-660003102	LONG, BRUCE P			17	143,313	1000	14,764	1,369.00										
2013	2013-660003102	LONG, BRUCE P			17	156,599	1000	15,964	1,461.00										




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Date 04/17/2026  
 Time 03:24:28  
 Page 2

Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 15750 <b>Non-Ag Acres</b> 0.2695 <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> 11,738.00 x 5.15 = 60,451 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 60,451		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0096.JPG 4/5/2023</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>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,139 / 2,139
<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>	2,139
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	517 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1971 / 41

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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	252,234	117.92	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	238,660		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.82	<b>Total Misc Impr</b>	+	12,071			
<b>Roofing Adj</b>	+ 4.62	<b>Garage Cost</b>	+	16,358			
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	=	298,499			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 47%)</b>	-	140,295			
<b>Plumbing Adj</b>	+ 5.37	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	158,204			
<b>Adj Base Cost</b>	= 126.26	<b>Lot Value</b>	+	60,451			
<b>Total Area</b>	x 2,139	<b>Indicated Value</b>	=	218,655			
<b>Adjusted Cost</b>	= 270,070	<b>Value Per SqFt</b>		102.22			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	158,204		
<b>Lot Value</b>	60,451		
<b>Indicated Value</b>	218,655	102.22	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	30,000		
<b>Total Value</b>	248,655	116.25	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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	7852		259	259	9.56		2,476
PRCH	SLAB PORCH - COVERED	7853		7x2	14	26.89		376
PRCH	SLAB PORCH - COVERED	7854		136	136	26.50		3,604





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Date 04/17/2026  
Time 03:24:28  
Page 4

660003102

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	12019	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1)		30,000		30,000	30,000
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					