



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 07:48:34
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Assessment Data					Primary Image																																																																																																																				
Account 660009246 Parcel ID 000000-00-0-10010-096-0010 Cadastral ID 09-21-16-07160 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 309120 LONGCO LLC 1412 N CHOCTAW PL CLAREMORE OK 74017-0000 Parcel Location Situs 00410 E 4TH ST N Subdivision CLAREMORE O T Lot/Block 0010 / 0096 Parcel Size 1 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (206)\IMG_0031.JPG 6/2/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.30962761 -95.60519725 W 43' LOT 9 & E 6' LOT 10 BLOCK 96 CLAREMORE O T																																																																																																																									
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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size Lot Count Units Buildable 8789 Non-Ag Acres 0.1537 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 6,695.00 x 3.72 = 24,916 Factor Value Adjustments Lot Value 24,916		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (206)\IMG_0031.JPG 6/2/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,744 / 3,023
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	4 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1928 / 74

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	214,270	70.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	365,950		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.80	Total Misc Impr	+	5,615			
Roofing Adj	+ 2.79	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	315,745			
Heat/Cool Adj	+ 12.64	Depreciation (73%)	-	230,494			
Plumbing Adj	+ 3.36	Lump Sums	+	9,436			
Basement Adj	+ 0.00	RCNLD	=	94,687			
Adj Base Cost	= 102.59	Lot Value	+	24,916			
Total Area	x 3,023	Indicated Value	=	119,603			
Adjusted Cost	= 310,130	Value Per SqFt		39.56			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	94,687		
Lot Value	24,916		
Indicated Value	119,603	39.56	Per SqFt
Agland Value			
Site Improvements	5,146		
Total Value	124,749	41.27	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
WODC	WOOD DECK - COVERED	21571		160	160	42.09	20%	5,388
WODO	WOOD DECK - OPEN	144633	12x4		48	29.73		1,427
WODO	WOOD DECK - OPEN	144634	12x8		96	27.30		2,621



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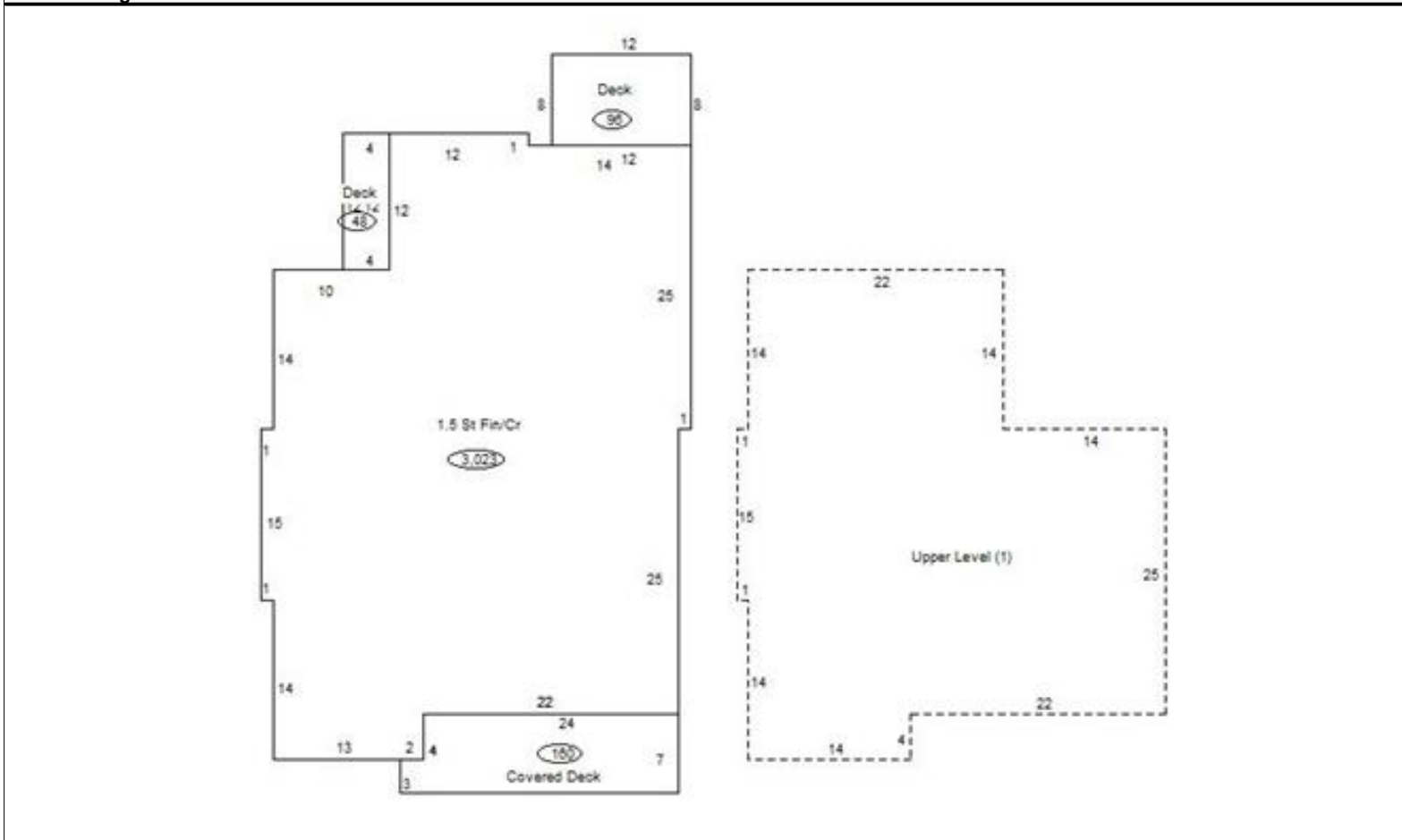
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Sketch Image

660009246



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,744	1.733	3,023
2	M	WODC		13	WODC	160	1.000	160
3	U	^UL		13	Upper Level (1)	1,279	1.000	1,279
4	M	WODO		13	WODO	48	1.000	48
5	M	WODO		13	WODO	96	1.000	96
Total Building Area						1,744		3,023



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			506
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (29.06 x 506)		14,704	14,704	9,558	5,146
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					