



# 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> 660015024 <b>Parcel ID</b> 000000-00-0-10280-002-0001 <b>Cadastral ID</b> 16-21-16-00630 <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> 309120 LONGCO LLC  1412 N CHOCTAW PL CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00806 S CHOCTAW PL <b>Subdivision</b> NORFLEET <b>Lot/Block</b> 0001 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 16 / 21 / 16 / 5 <b>Neighborhood</b> 1161 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-1\IMG_0013. 8/1/2023</p>																																																	
<b>Legal Description</b> Lat/Long: 36.30034117 -95.60848442																																																						
LOT 1 BLOCK 2 NORFLEET					<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																																								
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<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	No	1,000		2472/79	NEES, BETTY J	05/08/2015	55,000	YES																																													
PD	Add-Homestead	No	1,000																																																			
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2016</td> <td>Land Value 61,001</td> <td>24,366</td> <td>11%</td> <td>2,680</td> <td>Assessed</td> <td>8,502</td> <td>785.84</td> </tr> <tr> <td>Year Frozen</td> <td>2002</td> <td>Improvements 92,363</td> <td>52,925</td> <td> </td> <td>5,822</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 153,364</td> <td>77,291</td> <td> </td> <td>8,502</td> <td>Total Taxable</td> <td>8,502</td> <td>786.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2016	Land Value 61,001	24,366	11%	2,680	Assessed	8,502	785.84	Year Frozen	2002	Improvements 92,363	52,925		5,822	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 153,364	77,291		8,502	Total Taxable	8,502	786.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660015024	LONGCO LLC	17	148,434	0	8,098	748.00																																															
2024	2024-660015024	LONGCO LLC	17	147,621	0	7,712	713.00																																															
2023	2023-660015024	LONGCO LLC	17	79,853	0	7,344	673.00																																															
2022	2022-660015024	LONGCO LLC	17	63,589	0	6,995	648.00																																															
2021	2021-660015024	LONGCO LLC	17	63,458	0	6,980	616.00																																															
2020	2020-660015024	LONGCO LLC	17	64,891	0	7,138	654.00																																															
2019	2019-660015024	LONGCO LLC	17	64,269	0	7,070	655.00																																															
2018	2018-660015024	LONGCO LLC	17	69,255	0	7,618	704.00																																															
2017	2017-660015024	LONGCO LLC	17	68,740	0	7,561	694.00																																															
2016	2016-660015024	LONGCO LLC	17	67,177	0	7,389	694.00																																															
2015	2015-660015024	LONGCO LLC	17	93,332	2000	2,714	245.00																																															
2014	2014-660015024	NEES, BETTY J	17	95,083	2000	2,714	252.00																																															
2013	2013-660015024	NEES, BETTY J	17	92,081	2000	2,714	248.00																																															




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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2546 <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> 11,091.00 x 5.50 = 61,001 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 61,001		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	75% Veneer, Masonry 25% Frame, Siding, Wood
<b>Base/Total Area</b>	1,296 / 1,296
<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>	1,296
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1966 / 45

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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>	133,147	102.74	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>	141,280		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	108.01	<b>Total Misc Impr</b>	+	11,404			
<b>Roofing Adj</b>	+ 4.66	<b>Garage Cost</b>	+	12,487			
<b>Subfloor Adj</b>	+ -1.22	<b>Total RCN</b>	=	192,423			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 52%)</b>	-	100,060			
<b>Plumbing Adj</b>	+ 7.12	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	92,363			
<b>Adj Base Cost</b>	= 130.04	<b>Lot Value</b>	+	61,001			
<b>Total Area</b>	x 1,296	<b>Indicated Value</b>	=	153,364			
<b>Adjusted Cost</b>	= 168,532	<b>Value Per SqFt</b>		118.34			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	92,363		
<b>Lot Value</b>	61,001		
<b>Indicated Value</b>	153,364	118.34	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	153,364	118.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36040	7x4		28	24.18		677
PRCH	SLAB PORCH - COVERED	36041	468		468	22.92		10,727



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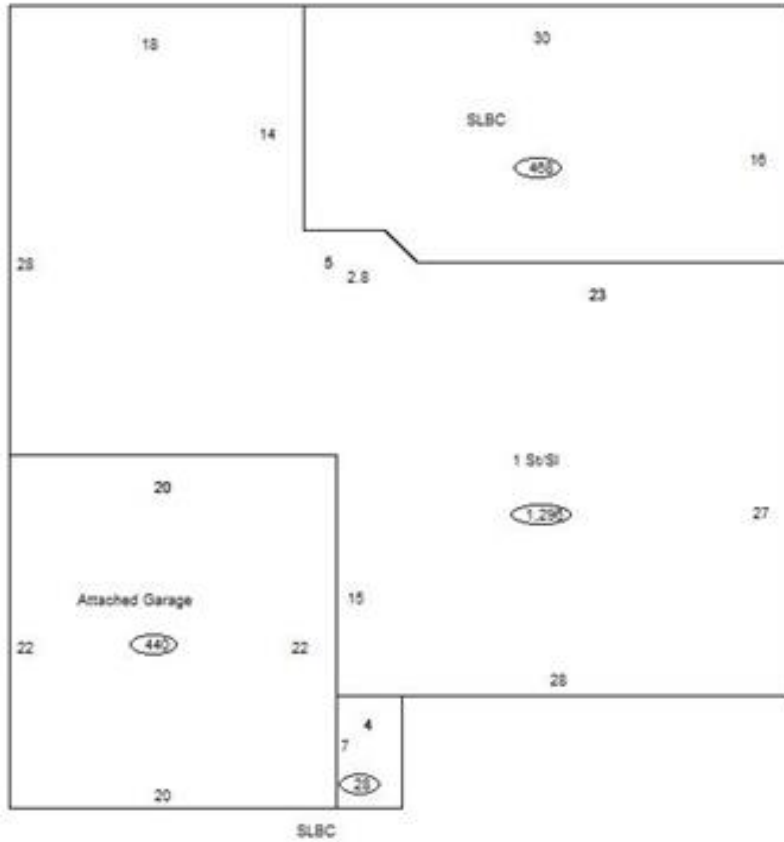
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### Sketch Image

660015024



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,296	1.000	1,296
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	28	1.000	28
4	M	PRCH		10	SLBC	468	1.000	468
<b>Total Building Area</b>						1,296		1,296