



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:10:53  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660015453 <b>Parcel ID</b> 000000-00-0-10195-001-0010 <b>Cadastral ID</b> 16-21-16-07660 <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> 00106 W FRY ST <b>Subdivision</b> HOMEBUILDERS <b>Lot/Block</b> 0010 / 0001 <b>Parcel Size</b> .25 - 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.30224140 -95.61339685																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	9014	
Non-Ag Acres	0.3323	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,476.00 x 4.99 = 72,190	
Factor Value		
Adjustments	1.0000	
Lot Value	72,190	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,696 / 1,696
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,696
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1986 / 30



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-21\IMG\_001 8/21/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	136,669	80.58	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	138,760		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,013		
Lot Value	72,190		
Indicated Value	195,203	115.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	195,203	115.10	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.36	Total Misc Impr	+	4,148			
Roofing Adj	+ 4.31	Garage Cost	+				
Subfloor Adj	+ -1.15	Total RCN	=	205,022			
Heat/Cool Adj	+ 11.47	Depreciation ( 40%)	-	82,009			
Plumbing Adj	+ 10.45	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	123,013			
Adj Base Cost	= 118.44	Lot Value	+	72,190			
Total Area	x 1,696	Indicated Value	=	195,203			
Adjusted Cost	= 200,874	Value Per SqFt		115.10			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37198	24x5		120	23.88		2,866
PATO	SLAB PORCH - OPEN	37199	12x10		120	10.68		1,282



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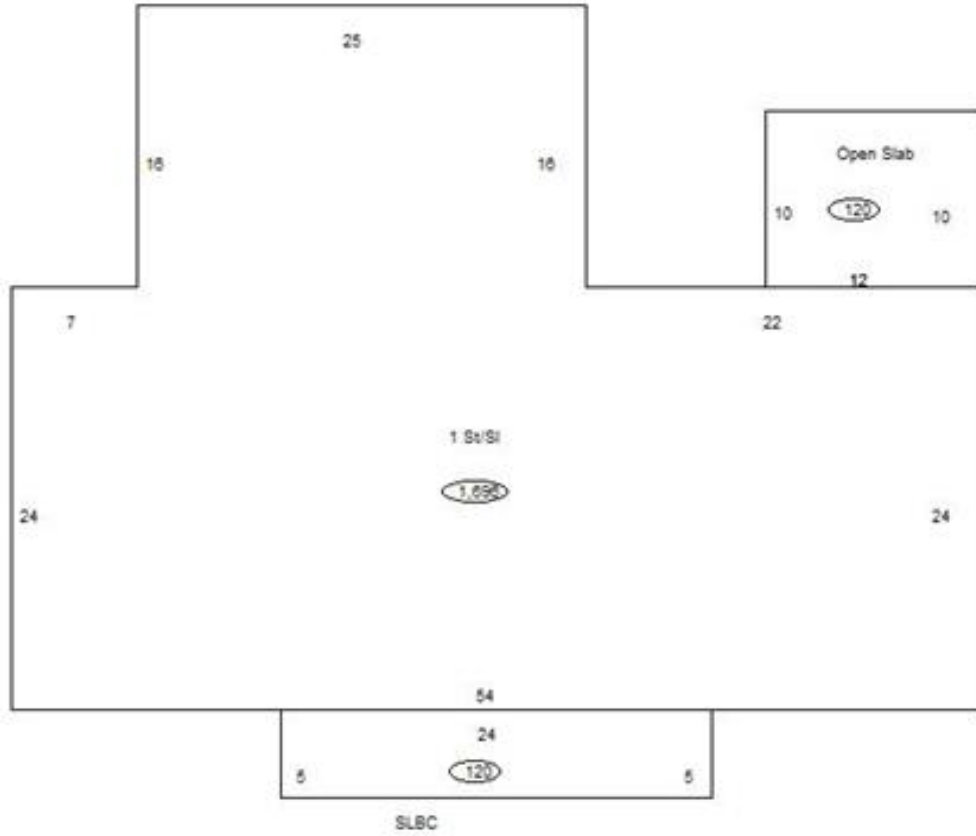
Date 04/18/2026

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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	10	1 St/SI	1,696	1.000	1,696
2	M	PRCH		10	SLBC	120	1.000	120
3	M	PATO		10	Open Slab	120	1.000	120
<b>Total Building Area</b>						1,696		1,696



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.50 x )					
	STF	STG FAIR	0x0x0			
	Qual	2 Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					