



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:04:10  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660015487 <b>Parcel ID</b> 000000-00-0-10215-001-0011 <b>Cadastral ID</b> 16-21-16-08050 <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> 278557 LONG, IVAN L REVOCABLE TRUST  19588 S 4210 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 01004 S CHOCTAW AVE <b>Subdivision</b> KELLEY HEIGHTS <b>Lot/Block</b> 0011 / 0001 <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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29858866 -95.60996566 LOT 11 BLOCK 1 KELLEY HEIGHTS																																																																																																																									
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Page 2

Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2342		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	10,202.00 x 5.50 = 56,111		
Factor Value			
Adjustments	1.0000		
Lot Value	56,111		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-21\IMG\_002! 8/21/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,452 / 1,452
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,452
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	324 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	122,321	84.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	114,780		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	92.89	Total Misc Impr	+	2,135	
Roofing Adj	+ 4.09	Garage Cost	+	8,547	
Subfloor Adj	+ 0.00	Total RCN	=	171,476	
Heat/Cool Adj	+ 10.30	Depreciation ( 49%)	-	84,023	
Plumbing Adj	+ 3.46	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	87,453	
Adj Base Cost	= 110.74	Lot Value	+	56,111	
Total Area	x 1,452	Indicated Value	=	143,564	
Adjusted Cost	= 160,794	Value Per SqFt		98.87	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	87,453		
Lot Value	56,111		
Indicated Value	143,564	98.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	143,564	98.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	37293	168		168	9.68		1,626
PRCH	SLAB PORCH - COVERED	37294	6x4		24	21.22		509



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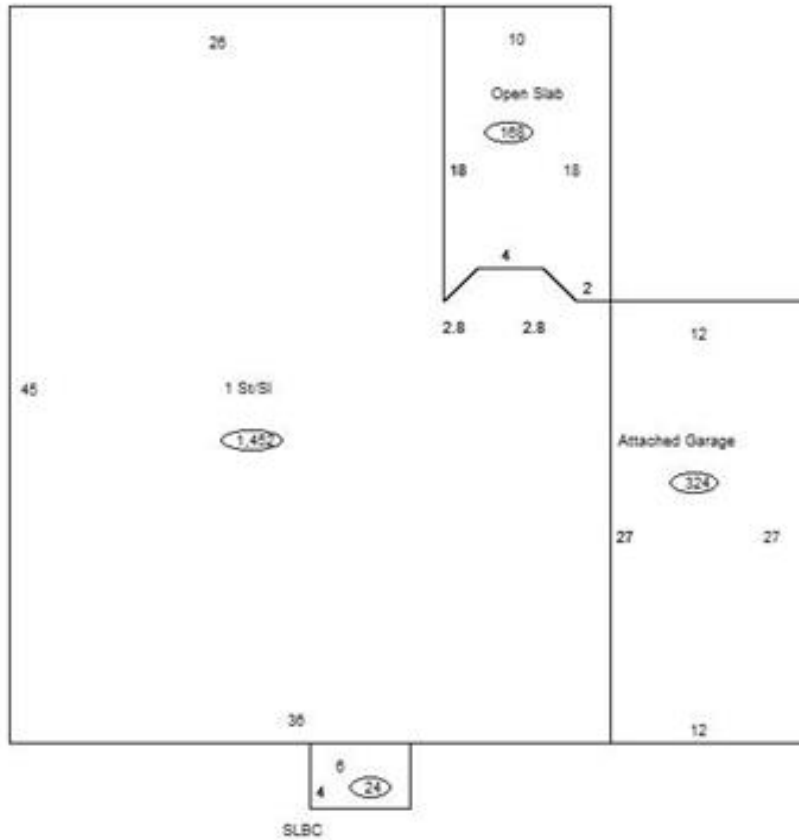
Date 04/18/2026

Time 07:04:11

Page 3

### Sketch Image

660015487



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,452	1.000	1,452
2	G	1		10	Attached Garage	324	1.000	324
3	M	PATO		10	Open Slab	168	1.000	168
4	M	PRCH		10	SLBC	24	1.000	24
<b>Total Building Area</b>						1,452		1,452