



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:40:29
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Assessment Data					Primary Image																																																																																																																				
Account 660028096 Parcel ID 000000-00-0-70010-013-0003 Cadastral ID 32-23-17-06850 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 33 - FOYIL OT/FOYIL FIRE Name ID 315449 LONG, SEAN & SHANNON PO BOX 228 FOYIL OK 74031-0000 Parcel Location Situs 12224 ANDY PAYNE Subdivision FOYIL O T Lot/Block 0003 / 0013 Parcel Size 2 - Lots Sec/Twn/Rng 32 / 23 / 17 / 5 Neighborhood 5001 - TASC 2016 School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43458612 -95.52029685																																																																																																																									
Legal Description LOTS 2-3 BLOCK 13 LESS 0.15 AC HIGHWAY FOYIL O T					Building Permits <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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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	15302		
Non-Ag Acres	0.299		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	13,025.00 x 1.25 = 16,281		
Factor Value	0		
Adjustments			
Lot Value	16,281		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	940144
Total Building Area	3,112	Image Date	9/18/2020
Total Base Value	409,446	Name	IMG_0007.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	409,446		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	81,889		
Economic Depreciation			
RCNLD (All Sources)	81,889		
Depreciated Improvements			
Outbuilding Value	979		
Total Improvement Value	82,868		
Land Value	16,281		
Cost Approach Value	99,149 31.86/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	979
Miscellaneous Income		Land Value	16,281
Effective Gross Income (EGI)		Total Appraised Value	99,149 31.86/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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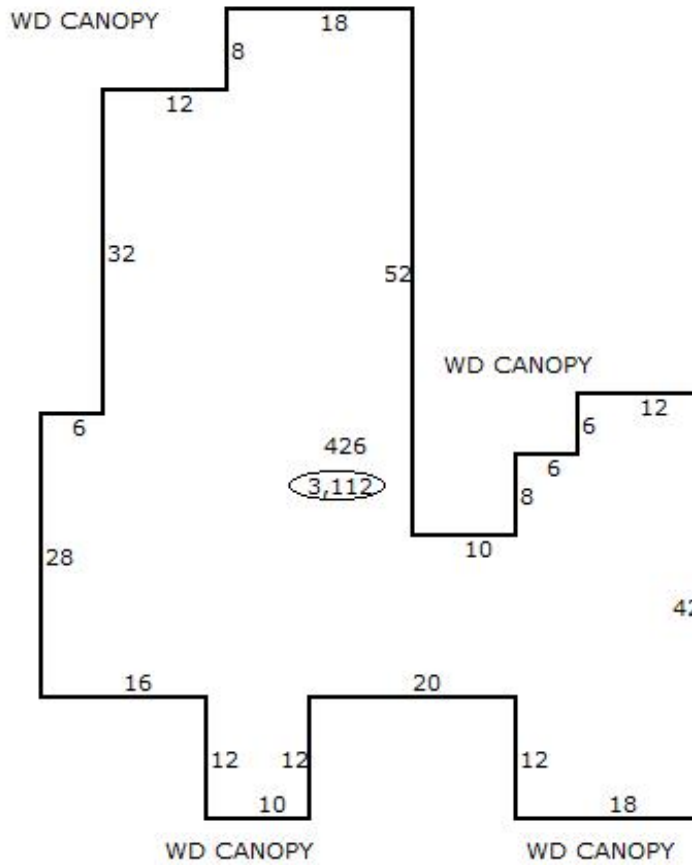
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Sketch Image

660028096



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	426		20	426	3,112	1.000	3,112
2	N	0		20	WD CANOPY		0.000	
3	N	0		20	WD CANOPY		0.000	
4	N	0		20	WD CANOPY		0.000	
5	N	0		20	WD CANOPY		0.000	
Total Building Area						3,112		3,112



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Account 660028096
Parcel ID 000000-00-0-70010-013-0003
Cadastral ID 32-23-17-06850

Tax Area Code 33
Property Class UCP
Owners Name LONG, SEAN & SHANNON

Building Data

Building ID 2103
Building Sequence 1
Occupancy 1 426 Day Care Center 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,112
Average Perimeter 340
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1950
Effective Age 38
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 76.92
Wall Cost 33.44
HVAC Cost 21.21
Basement Cost 0.00
Total Base Cost 131.57
Total Area 3,112
Base RCN 409,446
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 409,446
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (327,557)
Total RCNLD 81,889
Lump Sums
Total Building Value 81,889 \$ 26.31 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	FR CANOPY 3*10	0x0x0			727
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 727)				727	582	145
FLV		FR CANOPY 4*18	0x0x0			1,746
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 1,746)				1,746	1,397	349
FLV		FR CANOPY 8*8	0x0x0			1,552
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 1,552)				1,552	1,242	310
FLV		FR CANOPY 6*6	0x0x0			873
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 873)				873	698	175
Total Site Improvement Value						979