



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:02:30  
Page 1

Assessment Data					Primary Image				
Account	660029564								
Parcel ID	000000-00-0-00945-003-0015								
Cadastral ID	34-22-14-02360								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 2							
Tax Area	27 - COLLINSVILLE/COLL FIRE								
Name ID	193294								
LONG, RICHARD B									
13123 WODE CIR COLLINSVILLE OK 74021-0000									
Parcel Location									
Situs	13123 WODE CIR								
Subdivision	WINDING CREEK ESTATES III								
Lot/Block	0015 / 0003	Parcel Size 1 - Lots							
Sec/Twn/Rng	34 / 22 / 14 / 5								
Neighborhood	1096 - R-V02-NW COLLINSVILLE								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description Lat/Long: 36.34498244 -95.80593571									
Building Permits									
LOT 15 BLOCK 3 WINDING CREEK EXT. 3									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.120	Current Tax	
Remove Cap	0	Land Value	100,818	61,943	11%	6,814	Assessed	18,748	1,914.55
Year Frozen	2017	Improvements	176,579	108,492		11,934	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-103.00
TIF Project ID	0	Total Value	277,397	170,435		18,748	Total Taxable	17,748	1,812.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660029564	LONG, RICHARD B			27	271,442	1000	17,748	1,812.00
2024	2024-660029564	LONG, RICHARD B			27	310,882	1000	17,748	1,779.00
2023	2023-660029564	LONG, RICHARD B			27	189,048	1000	17,748	1,746.00
2022	2022-660029564	LONG, RICHARD B			27	191,604	1000	17,748	1,734.00
2021	2021-660029564	LONG, RICHARD B			27	198,379	1000	17,748	1,761.00
2020	2020-660029564	LONG, RICHARD B			27	195,309	1000	17,748	1,765.00
2019	2019-660029564	LONG, RICHARD B			27	188,080	1000	17,747	1,745.00
2018	2018-660029564	LONG, RICHARD B			27	195,234	1000	17,748	1,765.00
2017	2017-660029564	LONG, RICHARD B			27	193,694	1000	17,748	1,736.00
2016	2016-660029564	LONG, RICHARD B			27	188,868	1000	17,202	1,641.00
2015	2015-660029564	LONG, RICHARD B			27	183,363	1000	16,671	1,609.00
2014	2014-660029564	LONG, RICHARD B			27	184,835	1000	16,157	1,513.00
2013	2013-660029564	LONG, RICHARD B			27	174,374	1000	15,658	1,462.00



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Date 04/16/2026  
 Time 22:02:30  
 Page 2

Lot Data	Square-Foot - NBHD 1096 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 97875.9 <b>Non-Ag Acres</b> 2.2174 <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> 96,591.00 x 1.04 = 100,818 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 100,818		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Wood
<b>Base/Total Area</b>	2,208 / 2,208
<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>	2,208
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	576 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1983 / 32

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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	243,646	110.35	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	374,310		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.31	<b>Total Misc Impr</b>	+ 8,738				
<b>Roofing Adj</b>	+ 4.37	<b>Garage Cost</b>	+ 17,775				
<b>Subfloor Adj</b>	+ -2.06	<b>Total RCN</b>	= 294,299				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 40%)</b>	- 117,720				
<b>Plumbing Adj</b>	+ 7.02	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 176,579				
<b>Adj Base Cost</b>	= 121.28	<b>Lot Value</b>	+ 100,818				
<b>Total Area</b>	x 2,208	<b>Indicated Value</b>	= 277,397				
<b>Adjusted Cost</b>	= 267,786	<b>Value Per SqFt</b>	125.63				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	176,579		
<b>Lot Value</b>	100,818		
<b>Indicated Value</b>	277,397	125.63	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	277,397	125.63	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
PRCH	SLAB PORCH - COVERED	70964	7x4		28	26.84		752
PATO	SLAB PORCH - OPEN	70965	20x12		240	9.88		2,371



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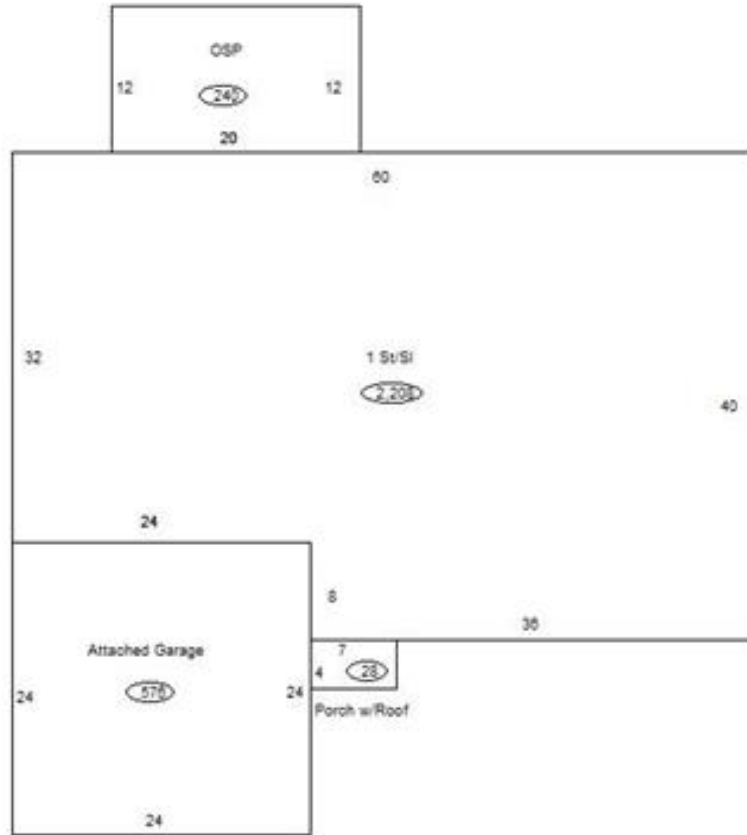
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Date 04/16/2026  
 Time 22:02:31  
 Page 3

Sketch Image

660029564



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,208	1.000	2,208
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	28	1.000	28
4	M	PATO		13	Open Slab	240	1.000	240
<b>Total Building Area</b>						2,208		2,208