




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660070069 Parcel ID 21N15E-26-4-00000-000-0000 Cadastral ID 26-21-15-00810 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 270306 LONG, CURTIS D TRUSTEE 24000 S 4120 RD B CLAREMORE OK 74019-0000 Parcel Location Situs 24000 S 4120 RD UNIT B Subdivision Lot/Block / Parcel Size 25.5 - Acres Sec/Twn/Rng 26 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-19\IMG_0042.JPG 8/22/2022</p>														
Legal Description Lat/Long: 36.26640954 -95.67335592																			
NE SW SE & NW SE SE & N 361.86' SE SW SE					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1100/224	LONG, DELWIN S &	01/28/1998	38,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	1999		Land Value 794	794	11%	87	Assessed	30,877	3,215.28										
Year Frozen	0		Improvements 352,793	279,912		30,790	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 353,587	280,706		30,877	Total Taxable	29,877	3,128.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660070069	LONG, CURTIS D			4	315,908	1000	28,978	3,034.00										
2024	2024-660070069	LONG, CURTIS D			4	301,240	1000	28,105	2,704.00										
2023	2023-660070069	LONG, CURTIS D			4	282,250	1000	27,257	2,583.00										
2022	2022-660070069	LONG, CURTIS D			4	273,323	1000	25,737	2,483.00										
2021	2021-660070069	LONG, CURTIS D			4	237,103	1000	24,958	2,346.00										
2020	2020-660070069	LONG, CURTIS D			4	235,346	1000	24,202	2,280.00										
2019	2019-660070069	LONG, CURTIS D			4	222,441	1000	23,468	2,246.00										
2018	2018-660070069	LONG, CURTIS D			4	228,676	1000	24,154	2,312.00										
2017	2017-660070069	LONG, CURTIS D			4	226,597	1000	23,787	2,283.00										
2016	2016-660070069	LONG, CURTIS D			4	220,178	1000	23,065	2,221.00										
2015	2015-660070069	LONG, CURTIS D			4	212,408	1000	22,365	2,170.00										
2014	2014-660070069	LONG, CURTIS D			4	216,716	1000	21,768	2,000.00										
2013	2013-660070069	LONG, CURTIS D			4	202,585	1000	21,105	2,009.00										



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-19\IMG_0042.JPG 8/22/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,591 / 2,591
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,591
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	1,014 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

Cost Approach		Manual : 01/2025	
Base Cost	108.19	Total Misc Impr	+ 18,179
Roofing Adj	+ 5.13	Garage Cost	+ 37,731
Subfloor Adj	+ -3.36	Total RCN	= 400,668
Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 92,154
Plumbing Adj	+ 8.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 308,514
Adj Base Cost	= 133.06	Lot Value	+ 308,514
Total Area	x 2,591	Indicated Value	= 308,514
Adjusted Cost	= 344,758	Value Per SqFt	119.07

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	308,514
Lot Value	
Indicated Value	308,514
Agland Value	794
Site Improvements	44,279
Total Value	353,587

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	308,514		
Lot Value			
Indicated Value	308,514	119.07	Per SqFt
Agland Value	794		
Site Improvements	44,279		
Total Value	353,587	136.47	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	84724	18x4		72	29.30		2,110
PRCH	SLAB PORCH - COVERED	84725	340		340	28.35		9,639



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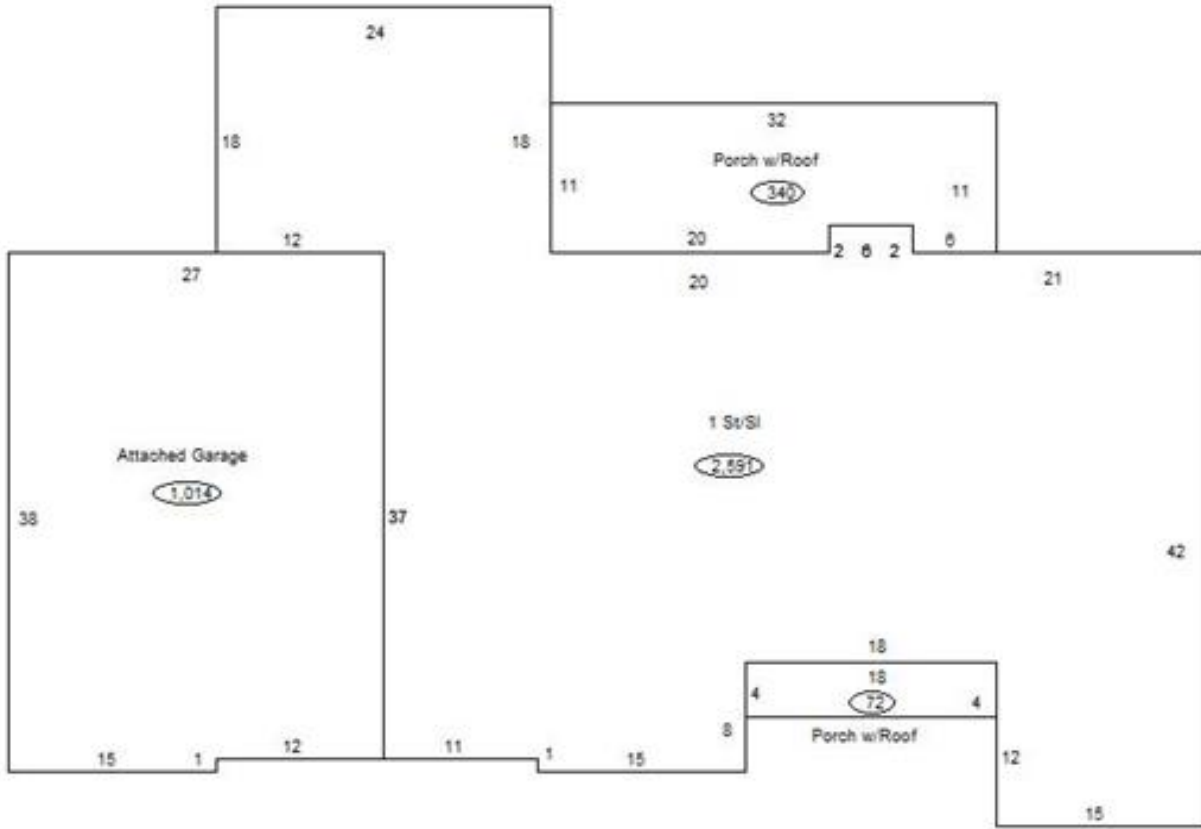
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,591	1.000	2,591
2	G	1		13	Attached Garage	1,014	1.000	1,014
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	340	1.000	340
Total Building Area						2,591		2,591



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	12x50x0			600	
	Qual	3	Cond 3	Year	2022	Eff Age 3	
	Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (11.36 x 600)		6,816		6,816	1,295	5,521
	UTIL	SHOP BUILDING	0x0x0			1,500	
	Qual	2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (28.71 x 1,500)		43,065		43,065	4,307	38,758
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51		0	1.000	92	92	92	92
RS	ROUGH STONY LAND	TMBR	20		0	14.500	36	36	522	522
TMBR Totals						15.500			614	614
SM	STRIP MINES	WASTE	10		18	10.000	18	18	180	180
WASTE Totals						10.000			180	180
Total Agland						25.500			794	794