



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:13:33
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Assessment Data					Primary Image																																																																																																																				
Account 660077452 Parcel ID 23N17E-31-2-00000-000-0000 Cadastral ID 31-23-17-01110 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 317259 LONG, SEAN LEE & FRANKIE E LONG 12271 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 12271 S 4190 RD Subdivision Lot/Block / Parcel Size 2.61 - Acres Sec/Twn/Rng 31 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-02\IMG_002 11/4/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.43358965 -95.54211008																																																																																																																									
S2 N2 NW OF LOT 2					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	2.61							
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data				\\tsclient\C\Documents and Settings\RLN.ROGERSCOUNTY\My D 7/6/2012				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model 1 Res				
Area on Slab				Adjustment Model A2 AO Test				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value				
Cost Approach		Manual : 01/2025		Indicated Value 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+	0	Agland Value 139			
Roofing Adj	+ 0.00	Garage Cost	+		Site Improvements 1,105			
Subfloor Adj	+ 0.00	Total RCN	=	0	Total Value 1,244 0.00 Total Value Per SqFt			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED	10x30x8	Dirt	Formed Metal	300
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 300)		2,046	2,046	941	1,105
	SHDS	Shed - Small	10x30x8	Plank	Formed Metal	300
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (21.03 x 300)		6,309	6,309	6,309	



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 76 x 16
Condition	3 - Average
Quality	2.5 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,216 / 1,216
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adjusted R
Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	32.88	Total Misc Impr	+	0			
Roofing Adj	+ 2.61	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	53,966			
Heat/Cool Adj	+ 3.42	Depreciation (58%)	-	31,300			
Plumbing Adj	+ 5.47	Lump Sums	+	12,545			
Basement Adj	+ 0.00	RCNLD	=	35,211			
Adj Base Cost	= 44.38	Lot Value	+				
Total Area	x 1,216	Indicated Value	=	35,211			
Adjusted Cost	= 53,966	Value Per SqFt		28.96			

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	35,211
Lot Value	
Indicated Value	35,211
Agland Value	28.96 Per SqFt
Site Improvements	
Total Value	35,211
	28.96 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	132159	22x10		220	34.80	40%	4,594
WODC	Wood Deck - Covered	169112	20x12		240	33.13		7,951



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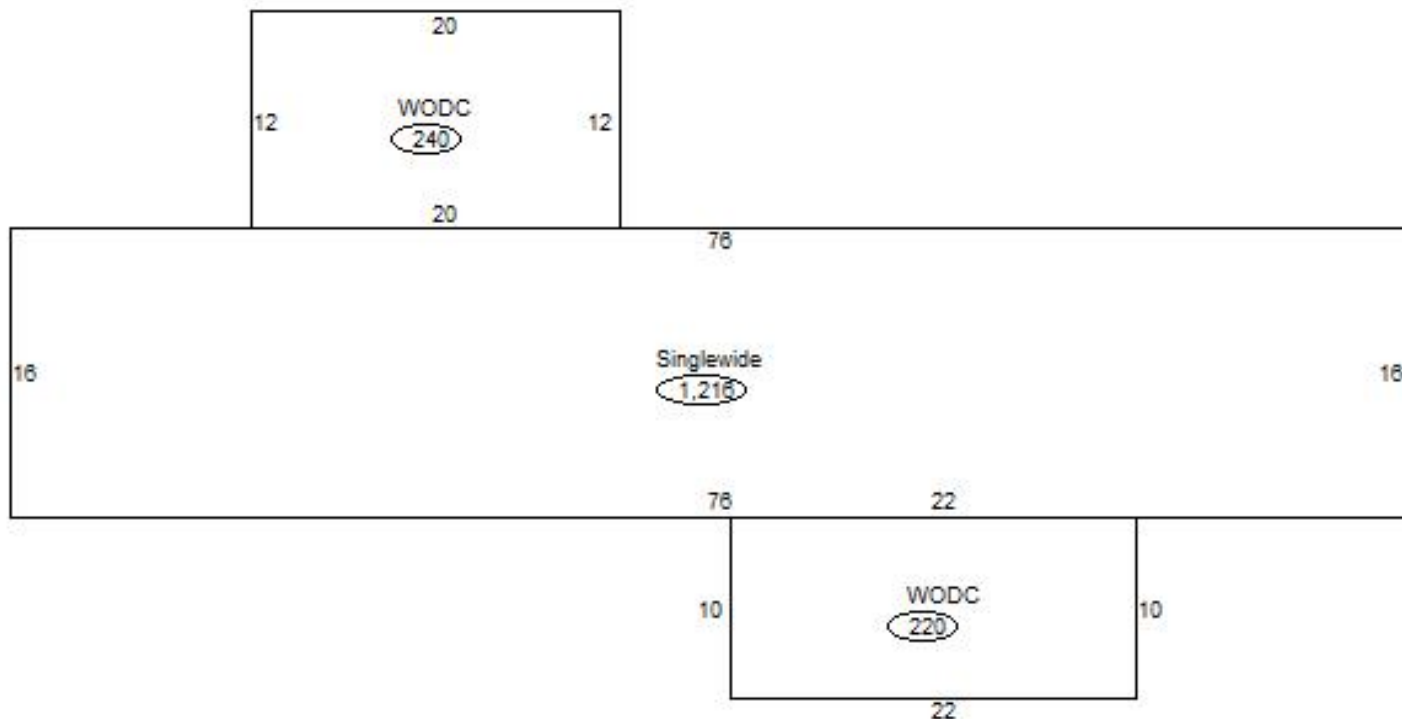
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		13	Singlewide	1,216	1.000	1,216
2	M	WODC		13	WODC	220	1.000	220
3	M	WODC		13	WODC	240	1.000	240
Total Building Area						1,216		1,216



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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
RS	ROUGH STONY LAND	IMP PST	20			2.350	56	56	132	132
SM	STRIP MINES	IMP PST	10			.260	28	28	7	7
IMP PST Totals						2.610			139	139
Total Agland						2.610			139	139