



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660093005 <b>Parcel ID</b> 23N17E-31-2-00000-000-0000 <b>Cadastral ID</b> 31-23-17-01120 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 303452 LONG, SEAN L & SHANNON R  12261 S 4190 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 12261 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 31 / 23 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.43335500 -95.53978457 NE SW NW, GOV'T LOT 2.																																																																																																																									
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<b>Lot Data</b> - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	
Adjustments	
Lot Value	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	2,100 / 2,100
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,100
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	521 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 7

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	102.21	Total Misc Impr	+ 17,664
Roofing Adj	+ 4.64	Garage Cost	+ 20,626
Subfloor Adj	+ -2.19	Total RCN	= 300,139
Heat/Cool Adj	+ 12.64	Depreciation ( 7%)	- 21,010
Plumbing Adj	+ 7.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 279,129
Adj Base Cost	= 124.69	Lot Value	+ 279,129
Total Area	x 2,100	Indicated Value	= 279,129
Adjusted Cost	= 261,849	Value Per SqFt	132.92

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	279,129		
Lot Value			
Indicated Value	279,129	132.92	Per SqFt
Agland Value	1,588		
Site Improvements	21,687		
Total Value	302,404	144.00	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	132042	194		194	26.32		5,106
PRCH	SLAB PORCH - COVERED	132043	266		266	26.10		6,943
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	16x20x8	Plank	Formed Metal	320	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (20.92 x 320)	6,694		6,694	1,272	5,422
	SPLG	Swimming Pool - In Ground	14x30x0	Concrete		420	
	Qual	4	Cond 4	Year 2016	Eff Age 6		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (57.80 x 420)	24,276		24,276	8,011	16,265



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			.150	54	54	8	8
DNC	DENNIS SILT LOAM 3-5% SLO	TMBR	69		166	1.261	124	124	157	157
<b>TMBR Totals</b>						1.411			165	165
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			8.590	166	166	1,423	1,423
<b>NTV PST Totals</b>						8.590			1,423	1,423
<b>Total Agland</b>						10.001			1,588	1,588