



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:25:26
Page 1

Assessment Data					Primary Image				
Account 660094880 Parcel ID 21N17E-05-4-00000-000-0001 Cadastral ID 05-21-17-00910 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 278557 LONG, IVAN L REVOCABLE TRUST 19588 S 4210 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19588 S 4210 RD Subdivision Lot/Block / Parcel Size 8.75 - Acres Sec/Twn/Rng 5 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-3-30\IMG_ 3/30/2021</p>				
Legal Description Lat/Long: 36.32721897 -95.50845995									
S2 SE NE NE SE & W2 N2 SE NE SE & E2 N2 SE NE SE & SW NE NE SE.					Building Permits				
					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	/	LONG, IVAN L	04/27/2021	0	WB
					2269/431	LONG, IVAN LEO	09/04/2012	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax
Remove Cap	0	Land Value	121,122	79,089	11%	8,700	Assessed	44,584	4,383.50
Year Frozen	0	Improvements	446,176	326,216		35,884	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	567,298	405,305		44,584	Total Taxable	43,584	4,295.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660094880	LONG, IVAN L			94	528,476	1000	42,284	4,168.00
2024	2024-660094880	LONG, IVAN L			94	546,110	1000	41,024	4,310.00
2023	2023-660094880	LONG, IVAN L			94	510,599	1000	39,800	4,266.00
2022	2022-660094880	LONG, IVAN L			94	230,554	1000	24,361	2,642.00
2021	2021-660094880	LONG, IVAN L			94	230,554	1000	24,361	2,554.00
2020	2020-660094880	LONG, IVAN L &			94	230,554	1000	24,361	2,548.00
2019	2019-660094880	LONG, IVAN L &			94	230,554	1000	24,361	2,512.00
2018	2018-660094880	LONG, IVAN L &			94	230,554	1000	24,361	2,538.00
2017	2017-660094880	LONG, IVAN L &			94	226,034	1000	23,863	2,453.00
2016	2016-660094880	LONG, IVAN L &			94	219,450	1000	23,139	2,370.00
2015	2015-660094880	LONG, IVAN L &			94	219,450	1000	23,139	2,420.00
2014	2014-660094880	LONG, IVAN L &			94	219,450	1000	23,139	2,375.00
2013	2013-660094880	LONG, IVAN L &			94	280,584	1000	28,777	2,909.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:25:26
Page 2

Lot Data		Square-Foot - NBHD 2117 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	8.6807		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	378,130.00 x .32 = 121,122		
Factor Value			
Adjustments	1.0000		
Lot Value	121,122		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,001 / 2,926
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,001
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	713 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	387,052	132.28	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	97.70	Total Misc Impr	+ 16,069				
Roofing Adj	+ 3.68	Garage Cost	+ 26,574				
Subfloor Adj	+ -2.33	Total RCN	= 397,157				
Heat/Cool Adj	+ 14.47	Depreciation (11%)	- 43,687				
Plumbing Adj	+ 7.64	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 353,470				
Adj Base Cost	= 121.16	Lot Value	+ 121,122				
Total Area	x 2,926	Indicated Value	= 474,592				
Adjusted Cost	= 354,514	Value Per SqFt	162.20				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	353,470		
Lot Value	121,122		
Indicated Value	474,592	162.20	Per SqFt
Agland Value			
Site Improvements	6,144		
Total Value	480,736	164.30	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
SHLT	STORM SHELTER	0		1	2012	0.00		
PRCH	SLAB PORCH - COVERED	115103	34x10		340	28.35		9,639



Rogers

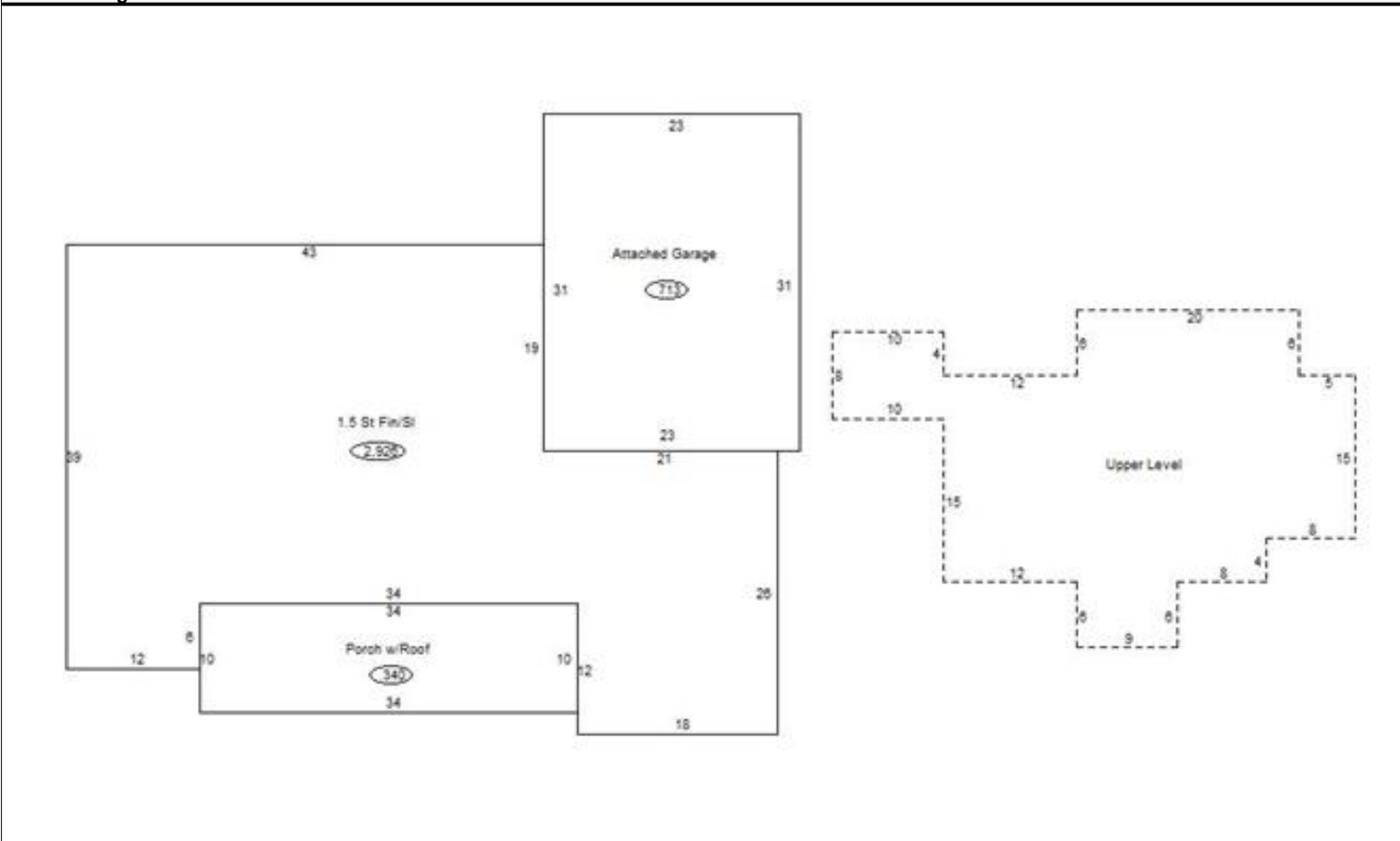
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:25:26
 Page 3

Sketch Image

660094880



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,001	1.462	2,926
2	M	PRCH		13	SLBC	340	1.000	340
3	G	1		13	Attached Garage	713	1.000	713
4	U	^UL		13	Upper Level	925	1.000	925
Total Building Area						2,001		2,926



Rogers


Assessment Property Record Card for Tax Year 2026

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Date 04/18/2026
Time 08:25:27
Page 4

660094880

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			768
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 768)		12,288	12,288	6,144	6,144	



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/18/2026
 Time 08:25:27
 Page 5

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	1 Single Family Residence							
Condition	2.5 - Fair							
Quality	2 - Fair							
Architecture								
Style	100% 1 1/2 Story Finished							
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood							
Base/Total Area	1,334 / 2,088							
Style	100% 1 1/2 Story Finished							
HVAC	100% Electric Baseboard							
Roof Cover	1 Composition Shingle							
Area on Slab	1,334							
Fixture/RghIn	8 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	480 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1974 / 46							
Cost Approach		Manual : 01/2025						
Base Cost	75.46	Total Misc Impr	+	7,291				
Roofing Adj	+ 2.49	Garage Cost	+	11,285				
Subfloor Adj	+ 0.00	Total RCN	=	192,360				
Heat/Cool Adj	+ 0.79	Depreciation (55%)	-	105,798				
Plumbing Adj	+ 4.49	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	86,562				
Adj Base Cost	= 83.23	Lot Value	+					
Total Area	x 2,088	Indicated Value	=	86,562				
Adjusted Cost	= 173,784	Value Per SqFt		41.46				
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements	86,562							
Lot Value								
Indicated Value	86,562	41.46	Per SqFt					
Agland Value								
Site Improvements								
Total Value	86,562	41.46	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	156562	26x5		130	20.88		2,714



Rogers

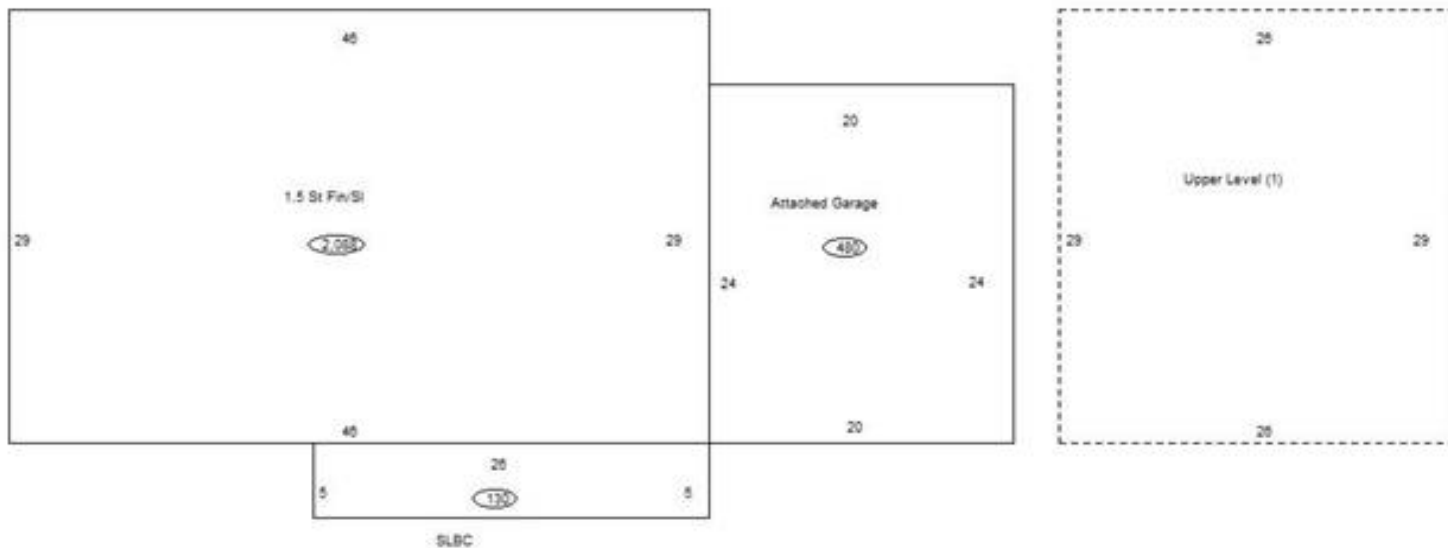
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:25:27
 Page 6

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660094880



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,334	1.565	2,088
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	130	1.000	130
4	U	^UL		10	Upper Level (1)	754	1.000	754
Total Building Area						1,334		2,088