



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:38:39  
Page 1

Assessment Data					Primary Image																																																																												
<b>Account</b> 660101236 <b>Parcel ID</b> 21N16E-32-1-00000-000-0001 <b>Cadastral ID</b> 32-21-16-02520 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 329469 LONGBRAKE, JOSHUA BEN  11794 E TIMBERCREEK LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 11794 E TIMBERCREEK LN <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 32 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																	
<b>Legal Description</b> Lat/Long: 36.25715219 -95.61887046																																																																																	
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Date 04/18/2026  
 Time 09:38:39  
 Page 2

Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.5294		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	110,181.00 x .56 = 62,111		
Factor Value			
Adjustments	1.0000		
Lot Value	62,111		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,145 / 2,145
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,145
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	328,253 153.03 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	335,770
Lot Value	62,111
Indicated Value	397,881 185.49 Per SqFt
Agland Value	
Site Improvements	2,527
Total Value	400,408 186.67 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	115.34	Total Misc Impr	+ 30,510
Roofing Adj	+ 5.96	Garage Cost	+ 21,416
Subfloor Adj	+ -4.62	Total RCN	= 357,202
Heat/Cool Adj	+ 16.31	Depreciation ( 6%)	- 21,432
Plumbing Adj	+ 9.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 335,770
Adj Base Cost	= 142.32	Lot Value	+ 62,111
Total Area	x 2,145	Indicated Value	= 397,881
Adjusted Cost	= 305,276	Value Per SqFt	185.49

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	137681		714	714	30.64		21,877
PRCH	SLAB PORCH - COVERED	137682		7x6	42	33.06		1,389

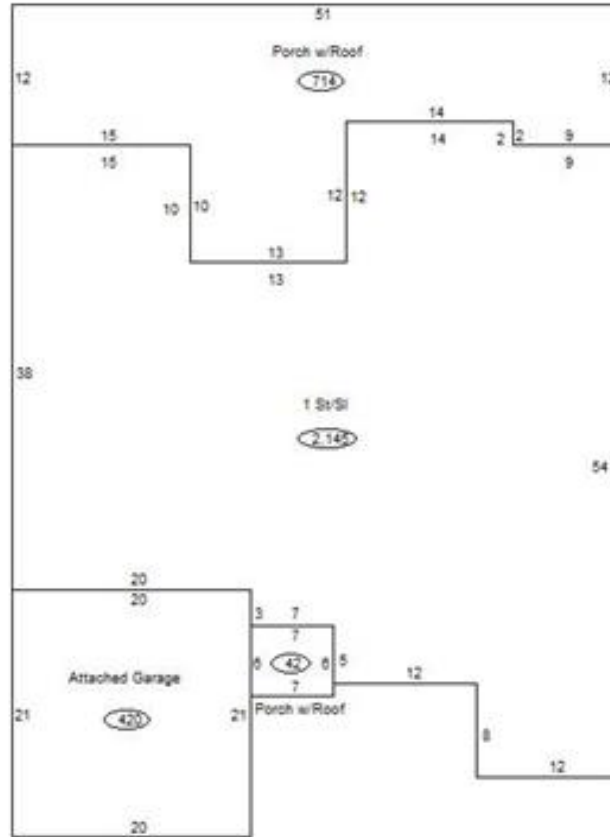


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 Page 3

Sketch Image

660101236



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,145	1.000	2,145
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	714	1.000	714
4	M	PRCH		13	SLBC	42	1.000	42
<b>Total Building Area</b>						2,145		2,145



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Page 4

660101236

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG	STG GOOD	15x18x0			270
	Qual	Cond	Year	2018	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.36 x 270)		2,527			2,527	2,527