



# 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	660001396				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-10\IMG_001! 5/13/2022</p>									
Parcel ID	000000-00-0-00366-001-0004													
Cadastral ID	02-21-14-02340													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	131684													
FRYAR, JAMES E														
17317 E 120TH ST N COLLINSVILLE OK 74021-0000														
Parcel Location														
Situs	17317 E 120TH ST N													
Subdivision	HENRI-EDDA													
Lot/Block	0004 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	2 / 21 / 14 / 5													
Neighborhood	1082 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.32874347 -95.78025156														
Building Permits														
LOT 4 BLOCK 1 HENRI-EDDA														
<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										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	0	Land Value	116,686	34,849	11%	3,833	Assessed	24,570	2,666.78					
Year Frozen	0	Improvements	198,280	188,518		20,737	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	314,966	223,367		24,570	Total Taxable	23,570	2,569.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001396	FRYAR, JAMES E	7	311,544	1000	22,855	2,491.00							
2024	2024-660001396	FRYAR, JAMES E	7	315,174	1000	22,160	2,460.00							
2023	2023-660001396	FRYAR, JAMES E	7	204,414	1000	21,486	2,334.00							
2022	2022-660001396	FRYAR, JAMES E	7	205,279	1000	21,581	2,436.00							
2021	2021-660001396	FRYAR, JAMES E	7	212,569	1000	21,979	2,454.00							
2020	2020-660001396	FRYAR, JAMES E	7	211,346	1000	21,310	2,378.00							
2019	2019-660001396	FRYAR, JAMES E	7	200,779	1000	20,660	2,306.00							
2018	2018-660001396	FRYAR, JAMES E	7	207,419	1000	20,029	2,164.00							
2017	2017-660001396	FRYAR, JAMES E	7	205,495	1000	19,417	2,118.00							
2016	2016-660001396	FRYAR, JAMES E	7	200,362	1000	18,822	2,055.00							
2015	2015-660001396	FRYAR, JAMES E	7	194,247	1000	18,245	2,005.00							
2014	2014-660001396	FRYAR, JAMES E	7	199,867	1000	17,684	1,960.00							
2013	2013-660001396	FRYAR, JAMES E	7	188,976	1000	17,140	1,865.00							



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Lot Data		Square-Foot - NBHD 1082 #1		Primary Image				
Lot Size				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-10\IMG_001! 5/13/2022</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.2874							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	99,640.00 x 1.17 = 116,686							
Factor Value								
Adjustments	1.0000							
Lot Value	116,686							
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	3 - Average							
Architecture								
Style	100% One Story							
Exterior Wall	100% Veneer, Stone							
Base/Total Area	2,320 / 2,320							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	4 Metal, Preformed							
Area on Slab	2,320							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	750 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1980 / 35							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	109.83	Total Misc Impr	+	10,875				
Roofing Adj	+ 5.37	Garage Cost	+	22,343				
Subfloor Adj	+ -2.19	Total RCN	=	340,224				
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	146,296				
Plumbing Adj	+ 6.68	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	193,928				
Adj Base Cost	= 132.33	Lot Value	+	116,686				
Total Area	x 2,320	Indicated Value	=	310,614				
Adjusted Cost	= 307,006	Value Per SqFt		133.89				
		<b>GRM Approach</b>						
		GRM Code						
		Gross Rent 0.00						
		Indicated Value						
		<b>Multiple Regression</b>						
		MRA Code 1 Test						
		Adusted R 0.8445						
		Indicated Value 268,896 115.90 Per SqFt						
		<b>Direct Comparables</b>						
		Selection Model A Adam Test						
		Adjustment Model 1 2022 Residential						
		Comparables 6						
		Indicated Value 300,210 Per SqFt						
		<b>Value Reconciliation</b>						
		Selected Approach Cost Approach						
		Improvements 193,928						
		Lot Value 116,686						
		Indicated Value 310,614 133.89 Per SqFt						
		Agland Value						
		Site Improvements 4,352						
		Total Value 314,966 135.76 Total Value Per SqFt						
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	3825	20x10		200	26.30		5,260



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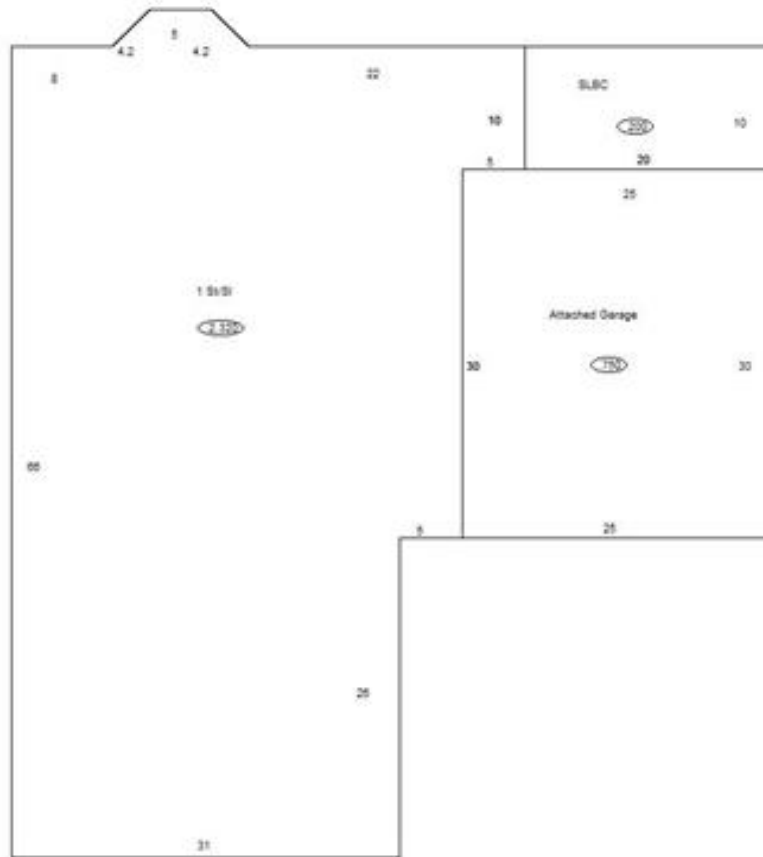
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	2,320	1.000	2,320
2	G	1		10	Attached Garage	750	1.000	750
3	M	PRCH		10	SLBC	200	1.000	200
<b>Total Building Area</b>						2,320		2,320



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			544	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 544)		8,704		8,704	4,352	4,352
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )						