



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	660001501													
Parcel ID	21N15E-02-3-00000-000-0000													
Cadastral ID	02-21-15-02300													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	305184													
FRYHOVER, CHRISTOPHER														
8105 E 480 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	08105 E 480 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.5 - Acres											
Sec/Twn/Rng	2 / 21 / 15 / 3													
Neighborhood	6080 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32280701 -95.68191742														
W 100', S 653.4' SW SE SW														
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> </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					
					2182/171	BOREN, GEORGE NORMAN &	07/14/2011	102,000	YES					
					2133/817	FIELD, MICHAEL D & DONNA J	10/15/2010	40,000	YES					
					1873/818	HOUSEHOLD FINANCE CORP III	05/21/2007	66,000	YES					
					1825/899	KEMP, WILLIAM R	10/31/2006	0	9					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	0	Land Value	63,682	53,535	11%	5,889	Assessed	20,285	2,159.17					
Year Frozen	0	Improvements	146,158	130,875		14,396	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	209,840	184,410		20,285	Total Taxable	20,285	2,159.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001501	FRYHOVER, CHRISTOPHER	8	192,680	0	19,319	2,057.00							
2024	2024-660001501	FRYHOVER, CHRISTOPHER	8	201,204	0	18,399	1,958.00							
2023	2023-660001501	FRYHOVER, CHRISTOPHER	8	189,833	0	17,523	1,851.00							
2022	2022-660001501	FRYHOVER, CHRISTOPHER	8	151,716	0	16,689	1,773.00							
2021	2021-660001501	FRYHOVER, CHRISTOPHER	8	152,455	0	16,583	1,690.00							
2020	2020-660001501	FRYHOVER, CHRISTOPHER	8	145,254	0	15,793	1,668.00							
2019	2019-660001501	FRYHOVER, CHRISTOPHER	8	136,736	0	15,041	1,605.00							
2018	2018-660001501	FRYHOVER, CHRISTOPHER	8	140,721	0	15,480	1,649.00							
2017	2017-660001501	FRYHOVER, CHRISTOPHER	8	139,605	0	15,357	1,610.00							
2016	2016-660001501	FRYHOVER, CHRISTOPHER	8	136,245	0	14,987	1,616.00							
2015	2015-660001501	FRYHOVER, CHRISTOPHER	8	132,455	0	14,571	1,500.00							
2014	2014-660001501	FRYHOVER, CHRISTOPHER	8	136,895	0	14,494	1,515.00							
2013	2013-660001501	FRYHOVER, CHRISTOPHER	8	130,995	0	13,804	1,422.00							




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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size Lot Count Units Buildable 1.5 Non-Ag Acres 1.5199 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 66,207.00 x .96 = 63,682 Factor Value Adjustments 1.0000 Lot Value 63,682		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0324\IMG_0001. 3/25/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,060 / 2,060
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,060
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

Cost Approach				Manual : 01/2025			
Base Cost	102.97	Total Misc Impr	+ 14,378				
Roofing Adj	+ 4.23	Garage Cost	+ 0				
Subfloor Adj	+ -1.09	Total RCN	= 270,663				
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 124,505				
Plumbing Adj	+ 6.83	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 146,158				
Adj Base Cost	= 124.41	Lot Value	+ 63,682				
Total Area	x 2,060	Indicated Value	= 209,840				
Adjusted Cost	= 256,285	Value Per SqFt	101.86				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,300	72.96	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,158		
Lot Value	63,682		
Indicated Value	209,840	101.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,840	101.86	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	4167	22x7		154	23.74	3,656
PRCH	Slab Porch - Covered	4168	20x12		240	23.44	5,626



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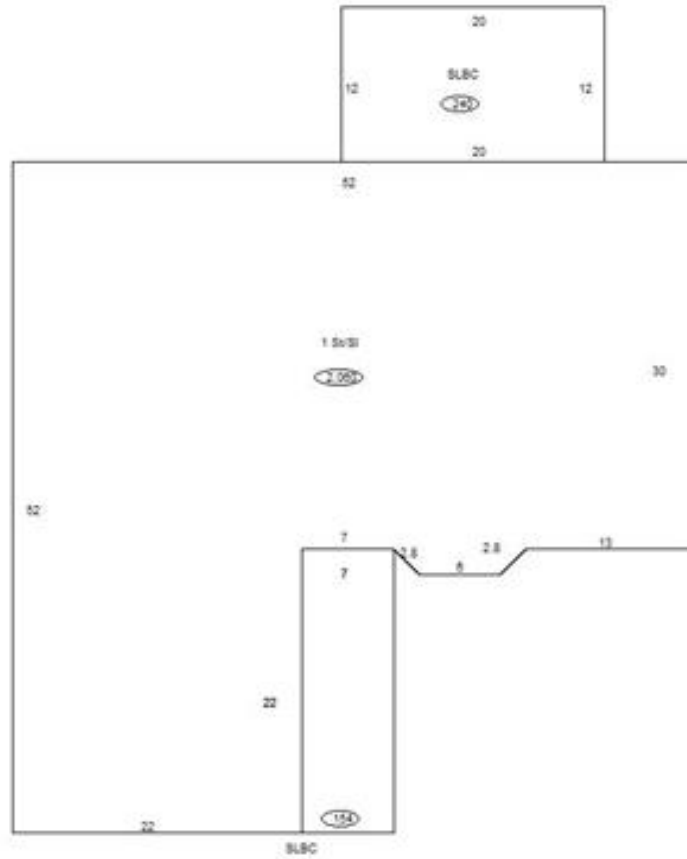
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Sketch Image

660001501



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,060	1.000	2,060
2	M	PRCH		10	SLBC	154	1.000	154
3	M	PRCH		10	SLBC	240	1.000	240
Total Building Area						2,060		2,060