




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 660001663 Parcel ID 23N14E-02-1-00000-000-0000 Cadastral ID 02-23-14-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 287884 FRASIER FAMILY LLP 1700 SOUTHWEST BLVD TULSA OK 74107-0000 Parcel Location Situs 02694 E 350 RD Subdivision Lot/Block / Parcel Size 200.55 - Acres Sec/Twn/Rng 2 / 23 / 14 / 1 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					 <p>\\tsclient\A\TOMMY DUNLAP\New folder (336)\IMG_0007.JPG 2/22/2024</p>																																																	
Legal Description Lat/Long: 36.50549137 -95.78151195																																																						
NE & W2 NW SE & N2 SW SE					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					1682/590	FRASIER, JAMES E	01/01/2005	0	4																																													
					926/546	DENNIS, MAE L	08/27/1993	185,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 36,888</td> <td>36,888</td> <td>11%</td> <td>4,058</td> <td>Assessed</td> <td>11,763</td> <td>1,272.54</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 88,577</td> <td>70,041</td> <td> </td> <td>7,705</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 125,465</td> <td>106,929</td> <td> </td> <td>11,763</td> <td>Total Taxable</td> <td>11,763</td> <td>1,273.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	0	Land Value 36,888	36,888	11%	4,058	Assessed	11,763	1,272.54	Year Frozen	0	Improvements 88,577	70,041		7,705	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 125,465	106,929		11,763	Total Taxable	11,763	1,273.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660001663	FRASIER FAMILY LLP	10	122,231	0	11,420	1,235.00																																															
2024	2024-660001663	FRASIER FAMILY LLP	10	126,164	0	11,088	1,161.00																																															
2023	2023-660001663	FRASIER FAMILY LLP	10	102,114	0	10,765	1,120.00																																															
2022	2022-660001663	FRASIER FAMILY LLP	10	102,114	0	10,451	1,082.00																																															
2021	2021-660001663	FRASIER FAMILY LLP	10	92,240	0	10,147	1,058.00																																															
2020	2020-660001663	FRASIER FAMILY LLP	10	93,418	0	10,217	1,081.00																																															
2019	2019-660001663	FRASIER FAMILY LLP	10	90,173	0	9,919	1,029.00																																															
2018	2018-660001663	FRASIER FAMILY LLP	10	95,351	0	9,951	1,069.00																																															
2017	2017-660001663	FRASIER FAMILY LLP	10	94,519	0	9,662	1,098.00																																															
2016	2016-660001663	FRASIER FAMILY LLP	10	85,273	0	9,380	971.00																																															
2015	2015-660001663	FRASIER FAMILY LLP	10	96,416	0	10,606	1,039.00																																															
2014	2014-660001663	FRASIER FAMILY LLP	10	99,056	0	10,488	1,026.00																																															
2013	2013-660001663	FRASIER FAMILY LLP	10	98,997	0	10,182	963.00																																															



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Lot Data	Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,344 / 1,344
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1954 / 54

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	108.14	Total Misc Impr	+	20,522			
Roofing Adj	+ 4.34	Garage Cost	+				
Subfloor Adj	+ 1.15	Total RCN	=	179,947			
Heat/Cool Adj	+ 0.84	Depreciation (60%)	-	107,968			
Plumbing Adj	+ 4.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	71,979			
Adj Base Cost	= 118.62	Lot Value	+				
Total Area	x 1,344	Indicated Value	=	71,979			
Adjusted Cost	= 159,425	Value Per SqFt		53.56			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,979		
Lot Value			
Indicated Value	71,979	53.56	Per SqFt
Agland Value	36,888		
Site Improvements	16,598		
Total Value	125,465	93.35	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	4479	40x6		240	23.44		5,626
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	4480	32x12		384	25.52		9,800



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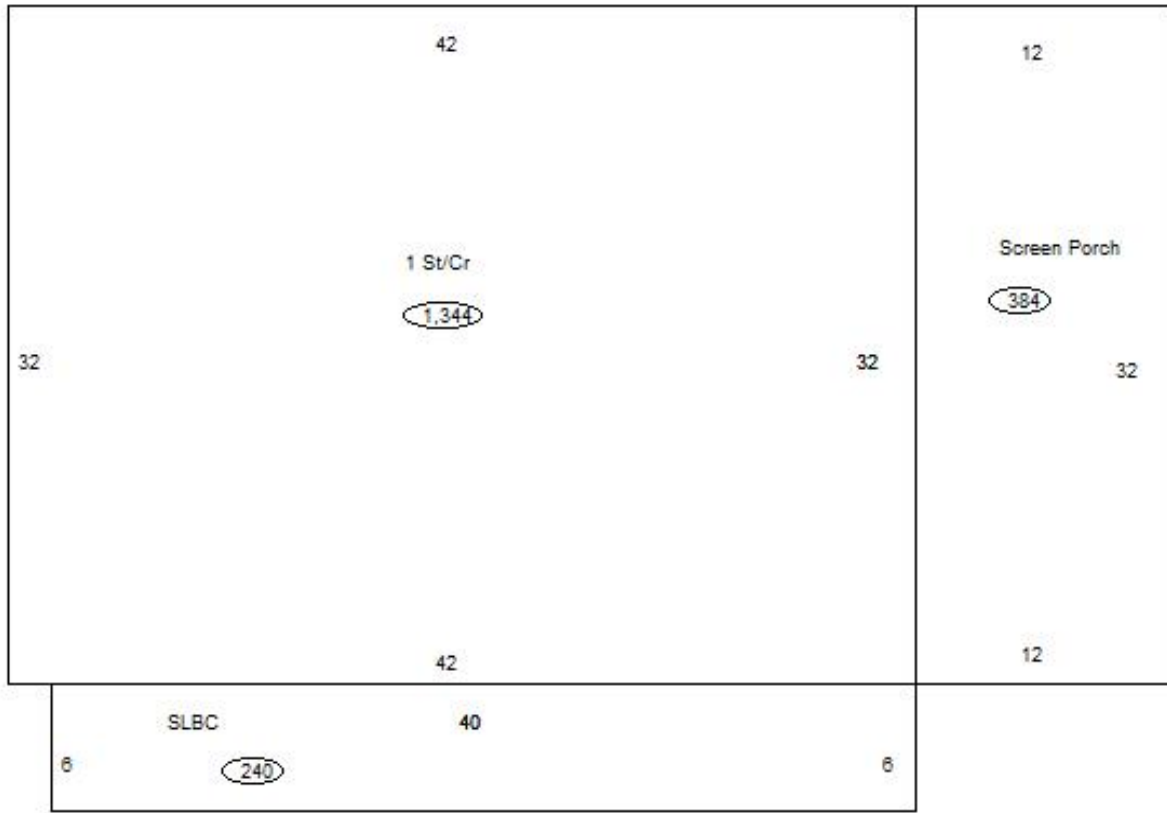
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,344	1.000	1,344
2	M	PRCH		10	SLBC	240	1.000	240
3	M	EPKS		10	Screen Porch	384	1.000	384
Total Building Area						1,344		1,344



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			4,048
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (8.10 x 4,048)		32,789		32,789	22,952	9,837
	BARN BARN		0x0x0			1,800
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (9.39 x 1,800)		16,902		16,902	10,141	6,761



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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		0	12.000	54	54	648	648
TMBR Totals						12.000			648	648
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59		0	10.000	165	165	1,652	1,652
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	20.000	84	84	1,680	1,680
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	46.550	168	168	7,820	7,820
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	112.000	224	224	25,088	25,088
IMP PST Totals						188.550			36,240	36,240
Total Agland						200.550			36,888	36,888