



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:12:22
 Page 1

Assessment Data					Primary Image														
Account 660001664 Parcel ID 23N14E-02-2-00000-000-0000 Cadastral ID 02-23-14-00200 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 02134 E 350 RD Subdivision Lot/Block / Parcel Size 160.96 - Acres Sec/Twn/Rng 2 / 23 / 14 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (336)\IMG_0011.JPG 2/22/2024</p>														
Legal Description Lat/Long: 36.50687811 -95.78992567																			
NW					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										
					1682/589	FRASIER, JAMES E	01/01/2005	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	0	Land Value	33,899	33,899	11%	3,729	Assessed	19,222	2,079.47										
Year Frozen	0	Improvements	176,837	140,846		15,493	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	210,736	174,745		19,222	Total Taxable	19,222	2,079.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001664	FRASIER FAMILY LLP			10	203,107	0	18,663	2,018.00										
2024	2024-660001664	FRASIER FAMILY LLP			10	218,332	0	18,118	1,898.00										
2023	2023-660001664	FRASIER FAMILY LLP			10	159,918	0	17,591	1,829.00										
2022	2022-660001664	FRASIER FAMILY LLP			10	163,432	0	17,592	1,821.00										
2021	2021-660001664	FRASIER FAMILY LLP			10	155,269	0	17,080	1,780.00										
2020	2020-660001664	FRASIER FAMILY LLP			10	156,428	0	16,616	1,757.00										
2019	2019-660001664	FRASIER FAMILY LLP			10	153,515	0	16,132	1,675.00										
2018	2018-660001664	FRASIER FAMILY LLP			10	165,383	0	15,662	1,681.00										
2017	2017-660001664	FRASIER FAMILY LLP			10	163,794	0	15,206	1,729.00										
2016	2016-660001664	FRASIER FAMILY LLP			10	160,194	0	14,763	1,529.00										
2015	2015-660001664	FRASIER FAMILY LLP			10	156,834	0	14,333	1,404.00										
2014	2014-660001664	FRASIER FAMILY LLP			10	161,159	0	13,916	1,362.00										
2013	2013-660001664	FRASIER FAMILY LLP			10	155,829	0	13,510	1,278.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:12:23
Page 2

Lot Data		Square-Foot - NBHD 4030 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable					
Non-Ag Acres					
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value					
Factor Value					
Adjustments	1.0000				
Lot Value					

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57



\\tsclient\C\Users\CB\OneDrive - Rogers County\Pictures\2020-06- 6/30/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	58,340	50.64	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	91.59	Total Misc Impr	+ 5,391				
Roofing Adj	+ 4.13	Garage Cost	+ 0				
Subfloor Adj	+ 2.37	Total RCN	= 139,622				
Heat/Cool Adj	+ 10.30	Depreciation (65%)	- 90,754				
Plumbing Adj	+ 8.13	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 48,868				
Adj Base Cost	= 116.52	Lot Value	+ 48,868				
Total Area	x 1,152	Indicated Value	= 48,868				
Adjusted Cost	= 134,231	Value Per SqFt	42.42				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	48,868		
Lot Value			
Indicated Value	48,868	42.42	Per SqFt
Agland Value	33,899		
Site Improvements			
Total Value	82,767	71.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	4485	560		560	7.67		4,295
PATO	SLAB PORCH - OPEN	4486	4x4		16	10.24		164
PATO	SLAB PORCH - OPEN	4487	13x7		91	10.24		932



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:12:23
 Page 4

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



\\tsclient\A\TOMMY DUNLAP\New folder (336)\IMG_0011.JPG 2/22/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Metal 30% Veneer, Masonry
Base/Total Area	2,489 / 2,489
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	91.11	Total Misc Impr	+ 7,476				
Roofing Adj	+ 4.83	Garage Cost	+ 0				
Subfloor Adj	+ 1.08	Total RCN	= 287,937				
Heat/Cool Adj	+ 11.47	Depreciation (62%)	- 178,521				
Plumbing Adj	+ 4.19	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 109,416				
Adj Base Cost	= 112.68	Lot Value	+ 0				
Total Area	x 2,489	Indicated Value	= 109,416				
Adjusted Cost	= 280,461	Value Per SqFt	43.96				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,416		
Lot Value			
Indicated Value	109,416	43.96	Per SqFt
Agland Value			
Site Improvements	18,553		
Total Value	127,969	51.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4482	6x3		18	24.21		436
EPSW	ENCLOSED PORCH - SOLID WALL	4483	16x7		112	62.86		7,040



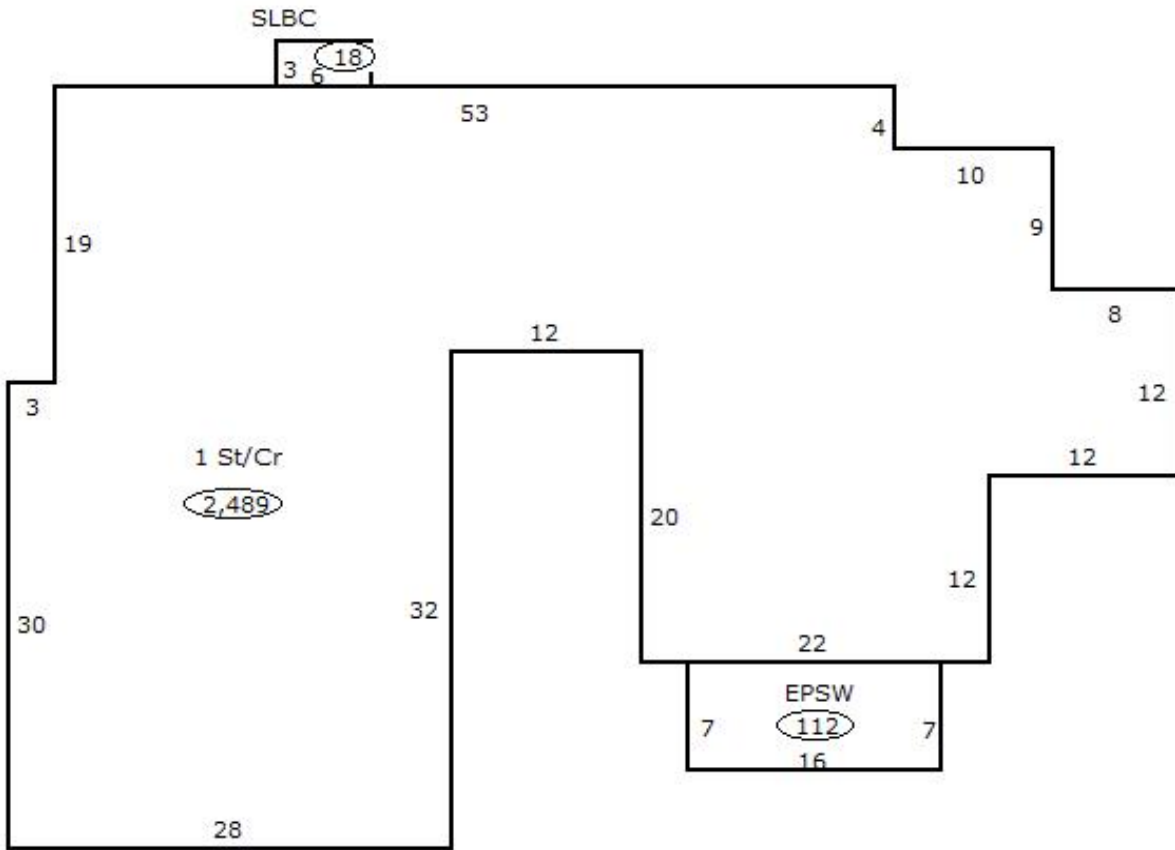
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:12:23
 Page 5

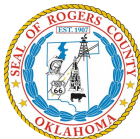
Sketch Image

660001664



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,489	1.000	2,489
2	M	PRCH		13	SLBC	18	1.000	18
3	M	EPSW		13	EPSW	112	1.000	112
Total Building Area						2,489		2,489



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:12:23
Page 6

660001664

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			216	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 216)		1,011		1,011	758	253
	STF	STG FAIR	0x0x0			1,624	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 1,624)		7,600		7,600	5,700	1,900
	BARN	BARN	100x50x0			5,000	
	Qual	3	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (8.20 x 5,000)		41,000		41,000	24,600	16,400



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:12:23
Page 7

Agland Inventory

660001664

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	9.000	84	84	756	756
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	16.000	168	168	2,688	2,688
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	135.960	224	224	30,455	30,455
IMP PST Totals						160.960			33,899	33,899
Total Agland						160.960			33,899	33,899