



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	660002329													
Parcel ID	21N16E-03-3-00000-000-0000													
Cadastral ID	03-21-16-01100													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	87894													
FRY, MARY JANE														
604 E BLUE STARR DRIVE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00604 E BLUE STARR DR													
Subdivision														
Lot/Block	/	Parcel Size	1 - Acres											
Sec/Twn/Rng	3 / 21 / 16 / 3													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32227243 -95.59390283														
N 264' S 297.5' E 165' W 962.4' S2 SW 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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
PD	Add-Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2621/285	FRY, VICTOR A & MARY JANE	03/28/2017	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	38,746	14,537	11%	1,599	Assessed	8,229 760.61						
Year Frozen	2005	Improvements	160,635	60,270		6,630	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000 -185.00						
TIF Project ID	0	Total Value	199,381	74,807		8,229	Total Taxable	6,229 576.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002329	FRY, MARY JANE	17	98,475	2000	6,229	576.00							
2024	2024-660002329	FRY, MARY JANE	17	102,550	2000	6,229	576.00							
2023	2023-660002329	FRY, MARY JANE	17	77,746	2000	6,229	571.00							
2022	2022-660002329	FRY, MARY JANE	17	72,629	2000	5,989	554.00							
2021	2021-660002329	FRY, MARY JANE	17	91,182	2000	7,378	651.00							
2020	2020-660002329	FRY, MARY JANE	17	92,006	2000	7,378	676.00							
2019	2019-660002329	FRY, MARY JANE	17	91,476	2000	7,378	683.00							
2018	2018-660002329	FRY, MARY JANE	17	103,528	1000	8,378	774.00							
2017	2017-660002329	FRY, MARY JANE	17	102,789	1000	8,378	769.00							
2016	2016-660002329	FRY, VICTOR A	17	100,421	1000	8,378	786.00							
2015	2015-660002329	FRY, VICTOR A	17	97,599	1000	8,378	756.00							
2014	2014-660002329	FRY, VICTOR A	17	101,860	1000	8,378	777.00							
2013	2013-660002329	FRY, VICTOR A	17	98,903	1000	8,379	767.00							



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Lot Data		Square-Foot - NBHD 2116 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0216	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	44,500.00 x .87 = 38,746	
Factor Value		
Adjustments	1.0000	
Lot Value	38,746	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,308 / 2,308
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	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 47

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	210,733	91.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	109.79	Total Misc Impr	+	21,272	
Roofing Adj	+ 5.22	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	333,291	
Heat/Cool Adj	+ 14.47	Depreciation (52%)	-	173,311	
Plumbing Adj	+ 5.71	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	159,980	
Adj Base Cost	= 135.19	Lot Value	+	38,746	
Total Area	x 2,308	Indicated Value	=	198,726	
Adjusted Cost	= 312,019	Value Per SqFt		86.10	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,980		
Lot Value	38,746		
Indicated Value	198,726	86.10	Per SqFt
Agland Value			
Site Improvements	655		
Total Value	199,381	86.39	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	6156	6x6		36	29.42		1,059
PRCH	SLAB PORCH - COVERED	6157	21x6		126	29.10		3,667
PATO	SLAB PORCH - OPEN	6158	58x18		1,044	9.69		10,116



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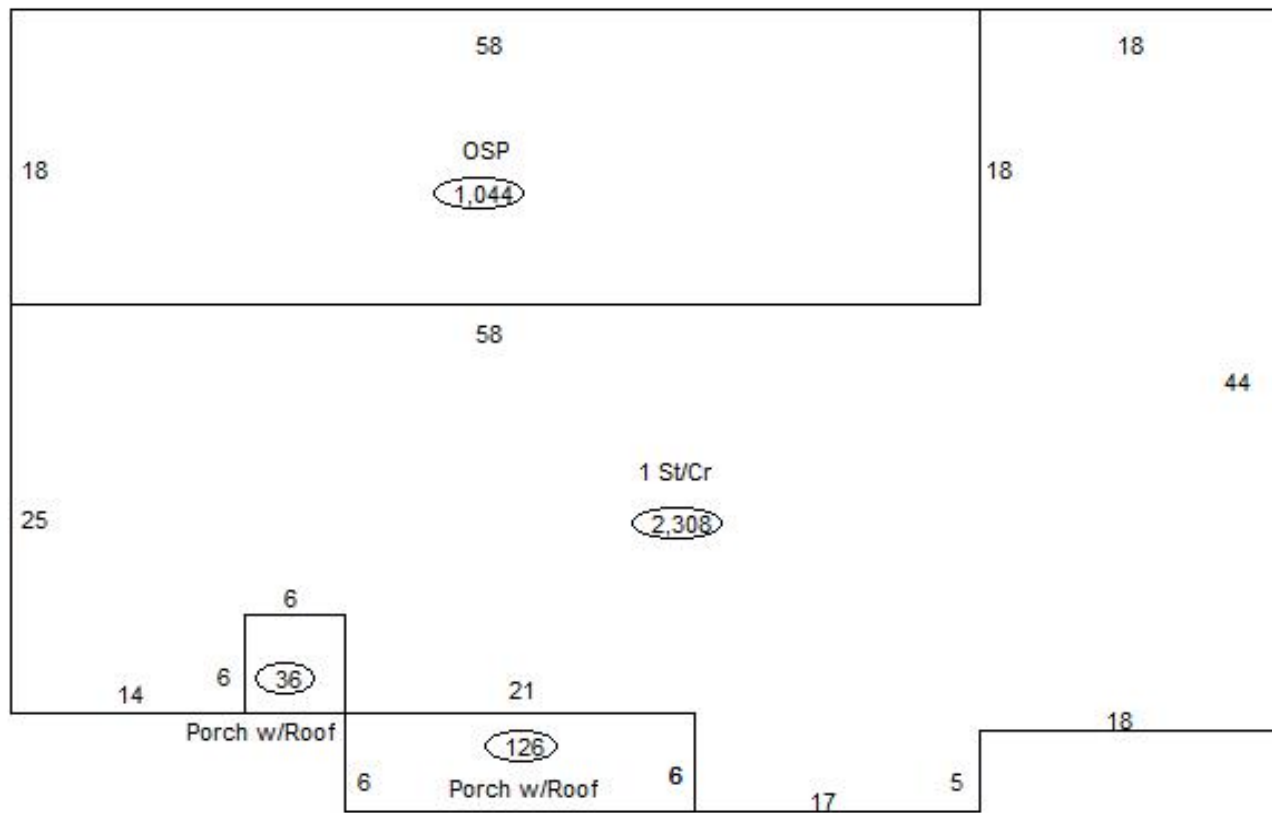
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,308	1.000	2,308
2	M	PRCH		13	SLBC	36	1.000	36
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PATO		13	Open Slab	1,044	1.000	1,044
Total Building Area						2,308		2,308



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	14x20x0			280	
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 280)		1,310		1,310	655	655
	CP	Carport Dirt	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)						