



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:17:12  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002399 <b>Parcel ID</b> 000000-00-0-10285-001-0005 <b>Cadastral ID</b> 03-21-16-04650 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 324463 FRAZIER, BRYAN G & LESLIE R  1509 NE OAKRIDGE DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01509 OAK RIDGE DR <b>Subdivision</b> OAK RIDGE ESTATES I <b>Lot/Block</b> 0005 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 21 / 16 / 5 <b>Neighborhood</b> 1173 - R-V01-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.32388591 -95.59133965																																																																																																																									
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3219	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	101,140.00 x 1.20 = 120,902	
Factor Value		
Adjustments	1.0000	
Lot Value	120,902	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,634 / 3,951
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,634
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	954 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG\_000: 3/28/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	521,500	131.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	332,440		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.27	Total Misc Impr	+	9,421	
Roofing Adj	+ 3.84	Garage Cost	+	43,331	
Subfloor Adj	+ -3.02	Total RCN	=	537,816	
Heat/Cool Adj	+ 16.31	Depreciation ( 25%)	-	134,454	
Plumbing Adj	+ 6.37	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	403,362	
Adj Base Cost	= 122.77	Lot Value	+	120,902	
Total Area	x 3,951	Indicated Value	=	524,264	
Adjusted Cost	= 485,064	Value Per SqFt		132.69	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	403,362		
Lot Value	120,902		
Indicated Value	524,264	132.69	Per SqFt
Agland Value			
Site Improvements	2,507		
Total Value	526,771	133.33	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	6419	11x6		66	32.99		2,177



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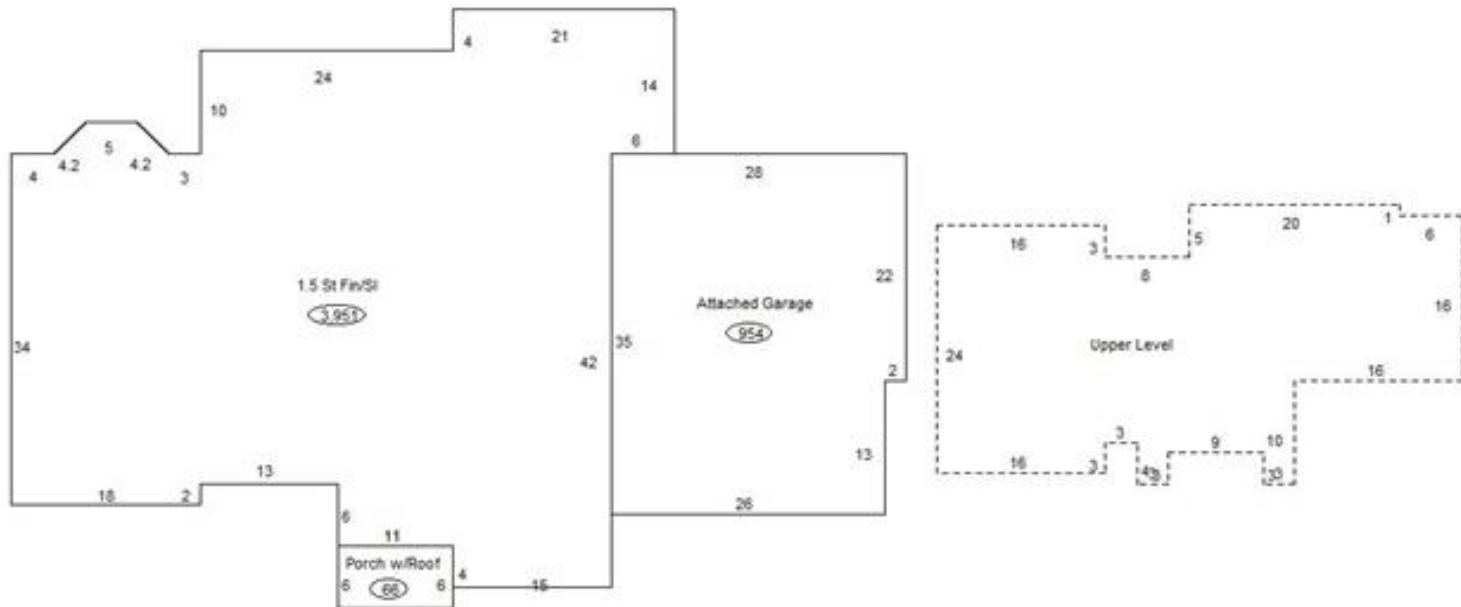
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### Sketch Image

660002399



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	954	1.000	954
2	M	PRCH		13	SLBC	66	1.000	66
3	R	5	Slab	13	1.5 St Fin/SI	2,634	1.500	3,951
4	U	^UL	Overhang	13	Upper Level	1,057	1.000	1,057
<b>Total Building Area</b>						2,634		3,951



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GF	GAZEBO FAIR	0x0x0			1	
	Qual	2	Cond	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2,950.00 x 1)	2,950		2,950	443	2,507