



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	660002426								
Parcel ID	000000-00-0-10285-001-0032								
Cadastral ID	03-21-16-04920								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	331386								
FRYER, LINDA GERTRUDE									
1012 NE OAKRIDGE CIRCLE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01012 OAK RIDGE CIR								
Subdivision	OAK RIDGE ESTATES I								
Lot/Block	0032 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	3 / 21 / 16 / 5								
Neighborhood	1173 - R-V01-SE CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32251834 -95.58930243									
Building Permits									
LOT 32 BLOCK 1 OAK RIDGE ESTATES I									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	WEYLER, JEAN P LIVING TRUST	07/03/2020	275,000	YES
					/	WEYLER, JACK E & JEAN P	06/19/2019	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2021	Land Value	80,574	65,995	11%	7,259	Assessed	34,800	3,216.56
Year Frozen	0	Improvements	250,373	250,373		27,541	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	330,947	316,368		34,800	Total Taxable	33,800	3,124.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002426	FRYER, LINDA GERTRUDE	17	329,687	0	33,787	3,123.00		
2024	2024-660002426	FRYER, ROSS L & LINDA G	17	335,361	0	32,178	2,974.00		
2023	2023-660002426	FRYER, ROSS L & LINDA G	17	278,599	0	30,646	2,807.00		
2022	2022-660002426	FRYER, ROSS L & LINDA G	17	282,352	0	31,059	2,875.00		
2021	2021-660002426	FRYER, ROSS L & LINDA G	17	278,657	0	30,652	2,707.00		
2020	2020-660002426	FRYER, ROSS L & LINDA G	17	290,274	1000	30,494	2,792.00		
2019	2019-660002426	WEYLER, JANE P LIVING TRUST	17	278,338	1000	29,577	2,739.00		
2018	2018-660002426	WEYLER, JACK E & JEAN P	17	289,062	1000	28,687	2,651.00		
2017	2017-660002426	WEYLER, JACK E & JEAN P	17	286,645	1000	27,822	2,555.00		
2016	2016-660002426	WEYLER, JACK E & JEAN P	17	279,135	1000	26,983	2,533.00		
2015	2015-660002426	WEYLER, JACK E & JEAN P	17	270,288	1000	26,168	2,360.00		
2014	2014-660002426	WEYLER, JACK E & JEAN P	17	272,974	1000	25,377	2,353.00		
2013	2013-660002426	WEYLER, JACK E & JEAN P	17	256,836	1000	24,608	2,252.00		



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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0585	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,108.00 x 1.75 = 80,574	
Factor Value		
Adjustments	1.0000	
Lot Value	80,574	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,815 / 2,815
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,815
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	768 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	346,140	122.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	384,480		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	250,373		
Lot Value	80,574		
Indicated Value	330,947	117.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	330,947	117.57	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.23	Total Misc Impr	+	17,154			
Roofing Adj	+ 5.06	Garage Cost	+	28,577			
Subfloor Adj	+ -3.22	Total RCN	=	403,827			
Heat/Cool Adj	+ 14.47	Depreciation (38%)	-	153,454			
Plumbing Adj	+ 4.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	250,373			
Adj Base Cost	= 127.21	Lot Value	+	80,574			
Total Area	x 2,815	Indicated Value	=	330,947			
Adjusted Cost	= 358,096	Value Per SqFt		117.57			

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	6560		104	104	29.19		3,036
PRCH	SLAB PORCH - COVERED	6561		269	269	28.58		7,688

